LOT 52
HIDEAWAY PHASE 1B PBK 8/301

GREGOIRE ROBERT C & CATHY L
86584 LAZY LAKE CIR
YULEE, FL 32097

2025

42-2N-27-4373-0052-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

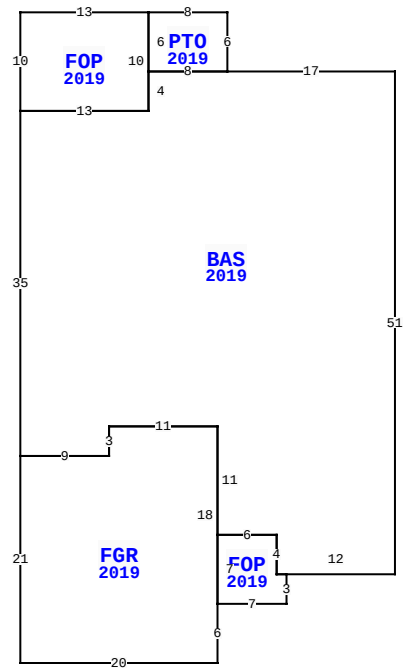
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,589	100	2019	1,589	202,174
FGR	453	55	2019	249	31,681
FOP	45	30	2019	14	1,782
FOP	130	30	2019	39	4,962
PTO	48	5	2019	2	255
TOTALS	2,265			1,893	240,853

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,893	129.8304	129.83	245,768	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1589 HX Base Yr



86584 LAZY LAKE CIR, YULEE

BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		240,853
TOTAL MARKET OB/XF VALUE		3,373
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		294,226
SOH/AGL Deduction		67,956
ASSESSED VALUE		226,270
TOTAL EXEMPTION VALUE	QP	226,270
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		294,226
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,389

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000757	CO ISSUED	0	04/22/2019
18010500	NEW CONSTR	219,893	10/17/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2262/0222	3/15/2019	WD	Q	I	02	250,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GREGOIRE ROBERT C &						
2230/0771	10/11/2018	WD	U	V	30	48,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W17 PTO=[YR=2019] N6 W8 FOP=[YR=2019] W13 S10 E13 N10$ S6 E8 $ W8 S4 W13 S35 FGR=[YR=2019] S21 E20 N6 FOP=[YR=2019] E7 N3 W1 N4 W6 S7$ N18 W11 S3 W9$ E9 N3 E11 S11 E6 S4 E12 N51$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	0	0	535.00	SF	6.50	6.50	100	2019	2019	3	97	3,373	

LAND DESCRIPTION

TOTAL OB/XF 3,373

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 04/05/2019 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS