LOT 53
HIDEAWAY PHASE 1B PBK 8/301

MARTINEZ JENNIFER J & OMAR
86578 LAZY LAKE CIRCLE
YULEE, FL 32097

2025

42-2N-27-4373-0053-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

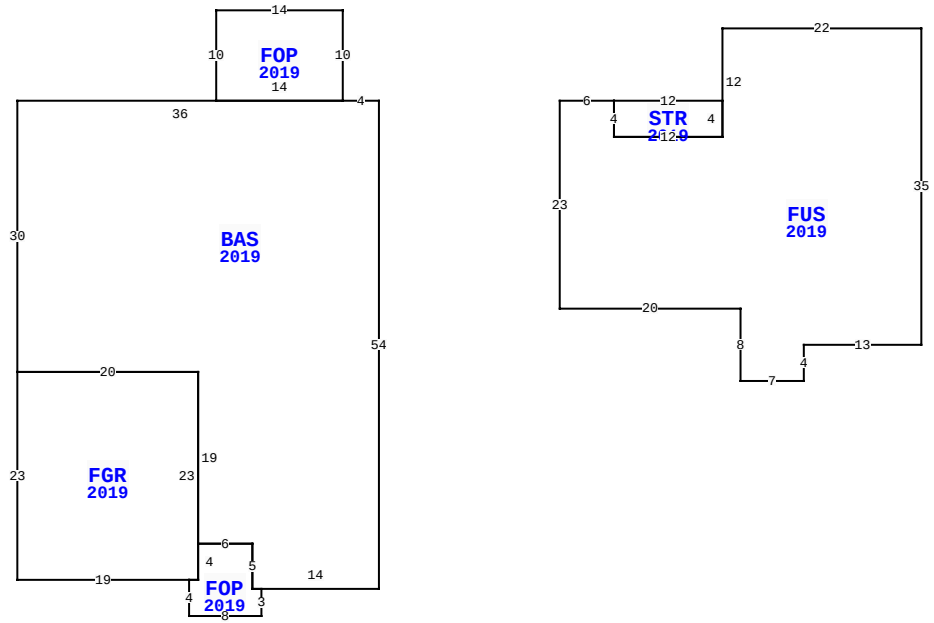
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,650	100	2019	1,650	190,062
FGR	460	55	2019	253	29,143
FOP	55	30	2019	16	1,843
FOP	140	30	2019	42	4,838
FUS	1,156	100	2019	1,156	133,158
STR	48	10	2019	5	576
TOTALS	3,509			3,122	359,621

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,122	117.5438	117.54	366,960	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 0% - 0 Heated Area: 2806 HX Base Yr



86578 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	359,621
TOTAL MARKET OB/XF VALUE	3,253
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	412,874
SOH/AGL Deduction	18,338
ASSESSED VALUE	394,536
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	394,536
TOTAL JUST VALUE	412,874
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	396,691

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008614	CO ISSUED	0	08/13/2019
1903718	NEW CONSTR	369,888	05/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2317/1880	11/08/2019	WD	Q	I	01	276,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MARTINEZ JENNIFER J						
2267/1470	4/10/2019	WD	U	V	30	192,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W4 FOP=[YR=2019] N10 W14 S10 E14$ W36 S30 FGR=[YR=2019] S23 E19 FOP=[YR=2019] S4 E8 N3 W1 N5 W6 S4 W1$ E1 N23 W20$ E20 S19 E6 S5 E14 N54$ PTR=E20 FUS=[YR=2019] E6 STR=[YR=2019] E12 S4 W12 N4$ S4 E12 N12E22 S35 W13 S4 W7 N8 W20 N23$ W20$.

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	0	0	0	516.00	SF	6.50	6.50	100	2019	2019	3	97	3,253	

LAND DESCRIPTION

TOTAL OB/XF 3,253

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 08/01/2019 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS