LOT 55
HIDEAWAY PHASE 1B PBK 8/301

JOHNSON MONTIE L JR & ABBIE C
86566 LAZY LAKE CIRCLE
YULEE, FL 32097

2025

42-2N-27-4373-0055-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

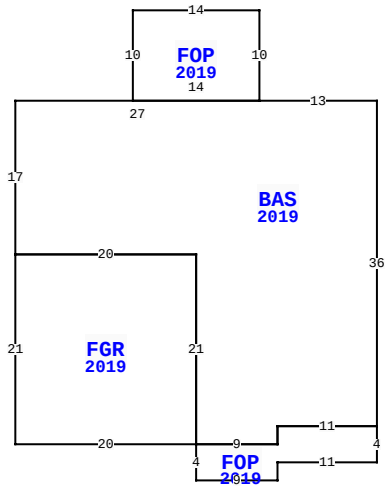
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	31	HARDIE BRD 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	

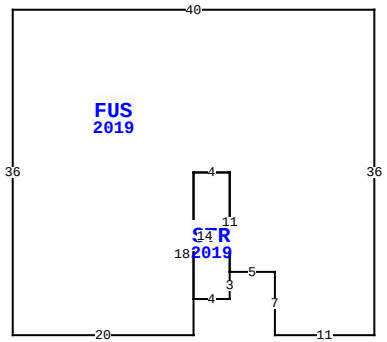
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,078	100	2019	1,078	124,333
FGR	420	55	2019	231	26,642
FOP	80	30	2019	24	2,769
FOP	140	30	2019	42	4,844
FUS	1,333	100	2019	1,333	153,743
STR	56	10	2019	6	692
TOTALS	3,107			2,714	313,023

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,714	117.6864	117.69	319,411	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM - 100% - 2021 Heated Area: 2411 HX Base Yr 2021





86566 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		313,023
TOTAL MARKET OB/XF VALUE		3,871
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		366,894
SOH/AGL Deduction		90,553
ASSESSED VALUE		276,341
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		225,619
TOTAL JUST VALUE		366,894
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,785

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1911114	CO ISSUED	0	10/23/2019
19005716	NEW CONSTR	322,127	07/05/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2357/0197	4/24/2020	WD	Q	I	01	268,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: JOHNSON MONTIE L JR						
2297/1274	8/13/2019	WD	U	V	30	48,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W13 FOP=[YR=2019] N10 W14 S10 E14$ W27 S17 FGR=[YR=2019] S21 E20 FOP=[YR=2019] S4 E9 N2 E11 N4 W11 S2 W9$ N21 W20$ E20 S21 E9 N2 E11 N36$ PTR=E20 FUS=[YR=2019] E40 S36 W11 N7 W5 STR=[YR=2019] S3 W4 N14 E4 S11$ N11 W4 S18 W20 N36$ 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	100	0	0	614.00	SF	6.50	6.50	100	2019	2019	3	97	3,871	

LAND DESCRIPTION

TOTAL OB/XF 3,871

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 12/20/2019 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS