LOT 56
HIDEAWAY PHASE 1B PBK 8/301

VANWEY PATRICK
86560 LAZY LAKE CIR
YULEE, FL 32097

2025

42-2N-27-4373-0056-0000

BUILDING CHARACTERISTICS

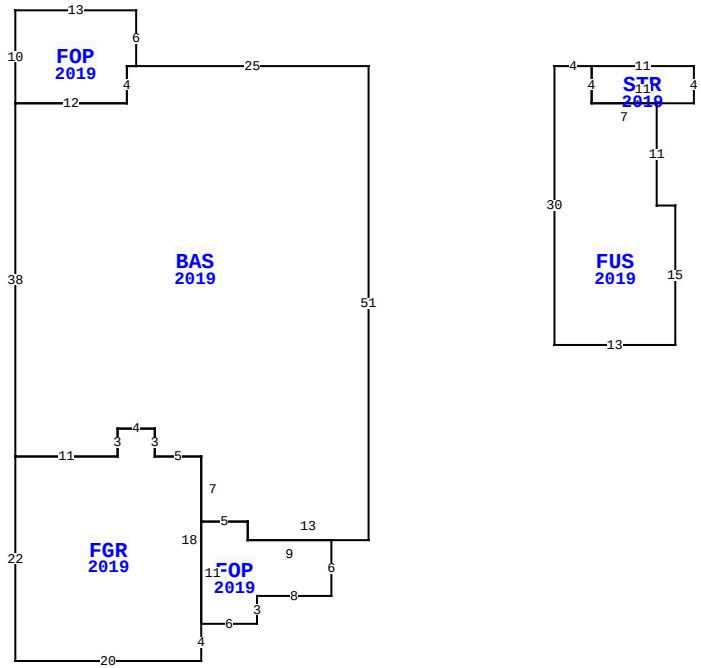
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	1,688	100	2019	1,688	221,486
FGR	452	55	2019	249	32,672
FOP	112	30	2019	34	4,461
FOP	126	30	2019	38	4,986
FUS	332	100	2019	332	43,562
STR	44	10	2019	4	525
TOTALS	2,754			2,345	307,693

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,345	133.8876	133.89	313,972	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2020 HX Base Yr 2022



86560 LAZY LAKE CIR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		307,693
TOTAL MARKET OB/XF VALUE		3,335
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		361,028
SOH/AGL Deduction		60,322
ASSESSED VALUE		300,706
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		249,984
TOTAL JUST VALUE		361,028
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,157

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000829	CO ISSUED	0	05/09/2019
19000829	NEW CONSTR	0	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2455/1715	4/26/2021	WD	Q	I	01	286,000
GRANTOR: HEAD HORACE H & JENNI						
GRANTEE: VANWEY PATRICK						
2288/1304	7/02/2019	WD	Q	I	01	249,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HEAD HORACE H & JEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W25 FOP=[YR=2019] N6 W13 S10 E12 N4 E1$ W1 S4 W12 S38 FGR=[YR=2019] S22 E20 N4 FOP=[YR=2019] E6 N3 E8 N6 W9 N2 W5 S11$ N18 W5 N3 W4 S3 W11$ E11 N3 E4 S3 E5 S7 E5 S2 E13 N51$ PTR=E20 FUS=[YR=2019] E4 STR=[YR=2019] E11 S4 W11 N4$ S4 E7 S11 E2 S15 W13 N30$ 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	529.00	SF	6.50	6.50	100	2019	2019	3	97	3,335	

LAND DESCRIPTION

TOTAL OB/XF 3,335

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 06/26/2019 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS