LOT 59
IN OR 2240/514
HIDEAWAY PHASE 1B PBK 8/301

BUSHNELL EVAN S
86542 LAZY LAKE CIR
YULEE, FL 32097

2025

42-2N-27-4373-0059-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

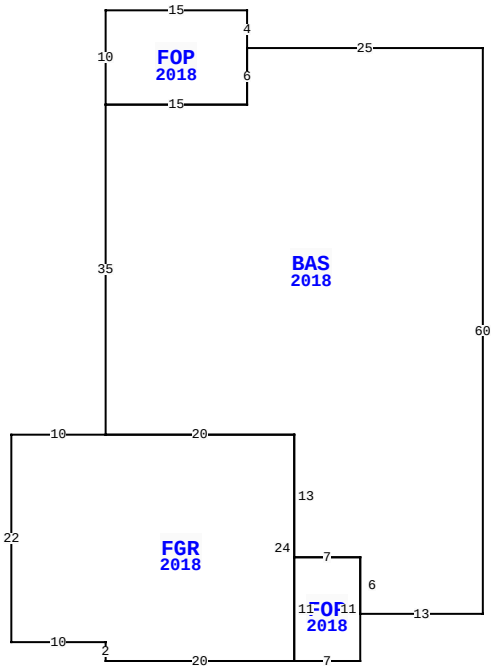
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,888	100	2018	1,888	237,537
FGR	700	55	2018	385	48,438
FOP	77	30	2018	23	2,894
FOP	150	30	2018	45	5,662
TOTALS	2,815			2,341	294,531

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,341	129.0415	129.04	302,083	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1888 HX Base Yr 2019



86542 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		294,531
TOTAL MARKET OB/XF VALUE		3,238
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		347,769
SOH/AGL Deduction		111,281
ASSESSED VALUE		236,488
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		185,766
TOTAL JUST VALUE		347,769
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,481

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011708	CO ISSUED	0	11/28/2018
18007112	NEW CONSTR	258,605	07/13/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2240/0514	11/26/2018	WD	Q	I	02	258,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BUSHNELL EVAN S						
2214/0714	7/19/2018	WD	U	V	30	100
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W25 FOP=[YR=2018] N4 W15 S10E15 N6$ S6 W15 S35FGR=[YR=2018] W10 S22 E10 S2 E20 FOP=[YR=2018] E7 N11 W7 S11$ N24 W20$ E20 S13 E7 S6 E13 N60$.

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	0811	CONCRETE B	0	100	0	0	642.00	SF	5.20	5.20	100	2018	2018	3	97	3,238	

LAND DESCRIPTION

TOTAL OB/XF 3,238

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 04/23/2019 BY DJ Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS