LOT 60
HIDEAWAY PHASE 1B PBK 8/301

MINCEY BYRON M & DANIELLE J
86536 LAZY LAKE CIR
YULEE, FL 32097

2025

42-2N-27-4373-0060-0000

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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

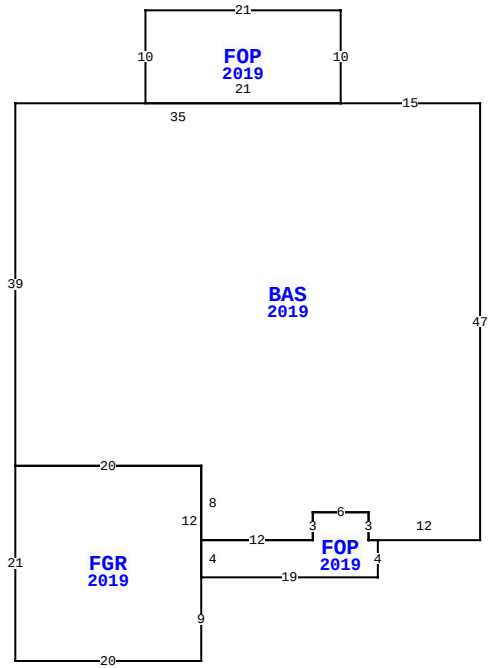
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,172	100	2019	2,172	251,446
FGR	420	55	2019	231	26,742
FOP	94	30	2019	28	3,242
FOP	210	30	2019	63	7,293
TOTALS	2,896			2,494	288,724

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,494	118.1280	118.13	294,616	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2021 Heated Area: 2172 HX Base Yr 2021



86536 LAZY LAKE CIR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		288,724
TOTAL MARKET OB/XF VALUE		2,835
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		341,559
SOH/AGL Deduction		101,418
ASSESSED VALUE		240,141
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		184,419
TOTAL JUST VALUE		341,559
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,543

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2000081	CO ISSUED	0	01/06/2020
B1910152	NEW CONSTR	293,589	09/26/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2352/0031	4/03/2020	WD	Q	I	01	268,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MINCEY BYRON M & DA						
2311/1574	10/10/2019	WD	U	V	30	48,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W15 FOP=[YR=2019] N10 W21 S10 E21$ W35 S39
FGR=[YR=2019] S21 E20 N9 FOP=[YR=2019] E19 N4 W1 N3 W6 S3 W12 S4$ N12 W20$ E20 S8 E12 N3 E6 S3 E12 N47$.

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	562.00	SF	5.20	5.20	100	2019	2019	3	97	2,835	

LAND DESCRIPTION

TOTAL OB/XF 2,835

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