LOT 1
HIDEAWAY PHASE 1C OR 2378/1584

DILLINGER AMANDA M
86797 LAZY LAKE CIR
YULEE, FL 32097

2025

42-2N-27-4374-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
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		1 100
Quality	06	Quality Level 06

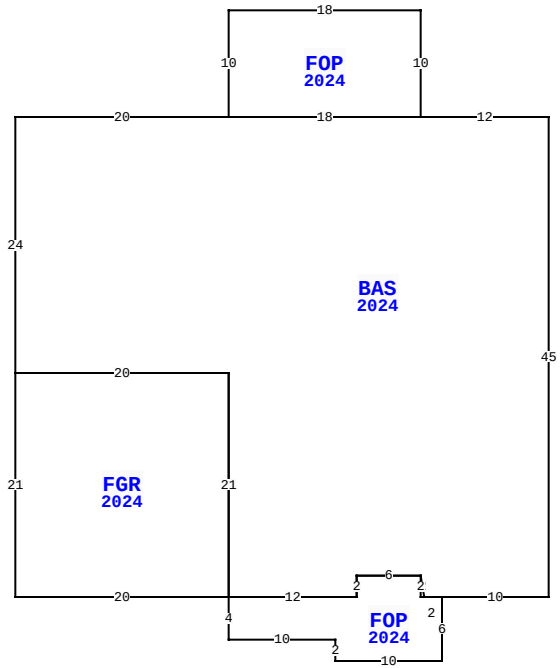
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,818	100	2024	1,818	224,141
FGR	420	55	2024	231	28,480
FOP	112	30	2024	34	4,192
FOP	180	30	2024	54	6,658
TOTALS	2,530			2,137	263,471

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,137	123.2938	123.29	263,471	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1818 HX Base Yr 2024



86797 LAZY LAKE CIR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		263,471
TOTAL MARKET OB/XF VALUE		4,329
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		317,800
SOH/AGL Deduction		166,895
ASSESSED VALUE		150,905
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		100,183
TOTAL JUST VALUE		317,800
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,636

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010244	CO ISSUED		08/10/2023
230004081	HTD1834 GAR403 P3	538,740	03/28/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2677/968	11/02/2023	WD	Q	I	02	393,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: DILLINGER AMANDA M						
2647/781	6/09/2023	WD	U	V	30	75,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E20 E18 E12 S45 W10 W1.8 U2L0.4 W6 S2 W12 N21 W20 N24 $
FGR=[YR=2024;ORIG=10,34] E20 S21 W20 N21 $
FOP=[YR=2024;ORIG=50,55] W2 N2 W6 S2 W12 S4 E10 S2 E10 N6 $
FOP=[YR=2024;ORIG=48,10] W18 N10 E18 S10 $
.

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	666.00	SF	6.50	6.50	100	2024	2023		100	4,329	

LAND DESCRIPTION

TOTAL OB/XF 4,329

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 12/04/2023 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS