LOT 4
HIDEAWAY PHASE 1C OR 2378/1584

LOZOWSKA DOMINIKA
86773 LAZY LAKE CIRCLE
YULEE, FL 32097

2025

42-2N-27-4374-0004-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	06	Quality Level 06

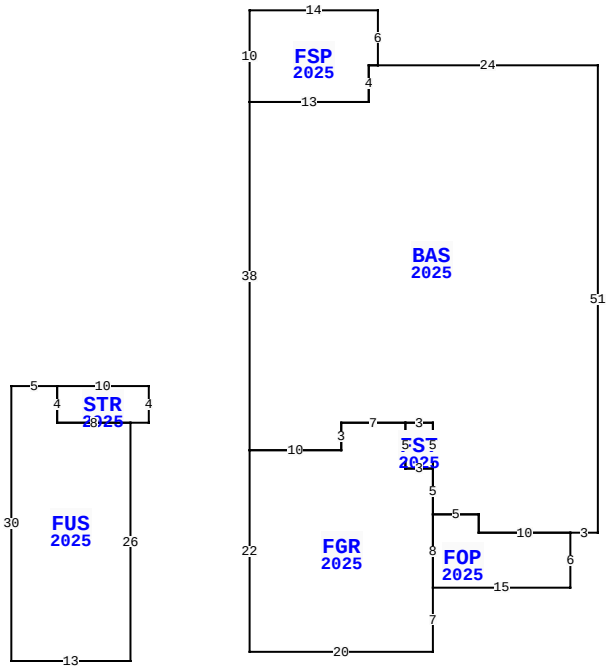
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,666	100	2025	1,666	210,283
FGR	455	55	2025	250	31,555
FOP	100	30	2025	30	3,787
FSP	136	40	2025	54	6,816
FST	15	55	2025	8	1,010
FUS	358	100	2025	358	45,187
STR	40	10	2025	4	505
TOTALS	2,770			2,370	299,141

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,370	126.2240	126.22	299,141	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2025 Heated Area: 2024 HX Base Yr 2025



86773 LAZY LAKE CIR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		299,141
TOTAL MARKET OB/XF VALUE		8,715
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		357,856
SOH/AGL Deduction		0
ASSESSED VALUE		357,856
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		307,134
TOTAL JUST VALUE		357,856
NCON VALUE		307,856
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		50,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005977	CO'D		01/09/2024
230011541	H2033 G459 P227	373,556	09/12/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2704/1799	4/08/2024	WD	Q	I	01	440,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: LOZOWSKA DOMINIKA						
2649/681	6/21/2023	WD	Q	V	05	150,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-16,-20] W13 S38 E10 N3 E7 E3 S5 S5 E5 S2 E10 E3 N51 W24 W1 S4 $
FSP=[YR=2025;ORIG=-29,-30] S10 E13 N4 E1 N6 W14 $
FST=[YR=2025;ORIG=-9,15] W3 S5 E3 N5 $
FOP=[YR=2025;ORIG=6,27] S6 W15 N8 E5 S2 E10 $
FGR=[YR=2025;ORIG=-9,40] N7 N8 N5 W3 N5 W7 S3 W10 S22 E20 $
FUS=[YR=2025;ORIG=-42,41] N26 W8 N4 W5 S30 E13 $
STR=[YR=2025;ORIG=-42,15] E2 N4 W10 S4 E8 $
.

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	510.00	SF	6.50	6.50	100	2025	2024		100	3,315	
2	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2025	2024		100	4,800	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2025	2024		100	600	

LAND DESCRIPTION

TOTAL OB/XF 8,715

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 06/18/2024 BY KW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS