LOT 5
HIDEAWAY PHASE 1C OR 2378/1584

CONWAY ELYSSA SUSAN
86765 LAZY LAKE CIRCLE
YULEE, FL 32097

2025

42-2N-27-4374-0005-0000

BUILDING CHARACTERISTICS

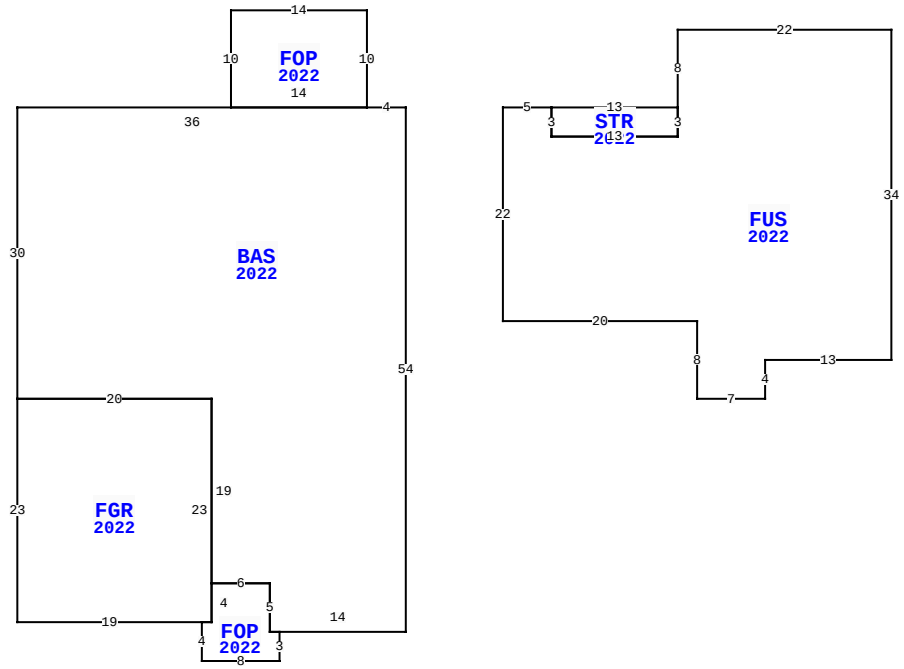
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	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	4071.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,650	100	2022	1,650	182,727
FGR	460	55	2022	253	28,018
FOP	55	30	2022	16	1,772
FOP	140	30	2022	42	4,652
FUS	1,125	100	2022	1,125	124,587
STR	39	10	2022	4	443
TOTALS	3,469			3,090	342,197

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,090	111.3016	111.30	343,917	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 0% - 2024 Heated Area: 2775 HX Base Yr



86765 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	342,197
TOTAL MARKET OB/XF VALUE	3,027
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	395,224
SOH/AGL Deduction	0
ASSESSED VALUE	395,224
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	395,224
TOTAL JUST VALUE	395,224
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	379,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013880	CO ISSUED	0	09/13/2022
22002294	NEW CONSTR	448,487	02/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2614/1021	1/20/2023	WD	Q	I	01	432,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CONWAY ELYSSA SUSAN						
2576/0477	6/15/2022	WD	U	V	30	75,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W4 FOP=[YR=2022] N10 W14 S10 E14$ W36 S30 FGR=[YR=2022] S23 E19 FOP=[YR=2022] S4 E8 N3 W1 N5 W6 S4 W1$ E1 N23 W20$ E20 S19 E6 S5 E14 N54$ PTR=E10 FUS=[YR=2022] S22 E20 S8 E7 N4 E13 N34 W22 S8 STR=[YR=2022] W13 S3 E13 N3$ S3 W13 N3 W5$ W10$.

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	0	0	0	588.00	SF	5.20	5.20	100	2022	2022	3	99	3,027	

LAND DESCRIPTION

TOTAL OB/XF 3,027

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 12/07/2022 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS