LOT 6
HIDEAWAY PHASE 1C OR 2378/1584

BETER DEANNA LYN
86757 LAZY LAKE CIRCLE
YULEE, FL 32097

2025

42-2N-27-4374-0006-0000

BUILDING CHARACTERISTICS

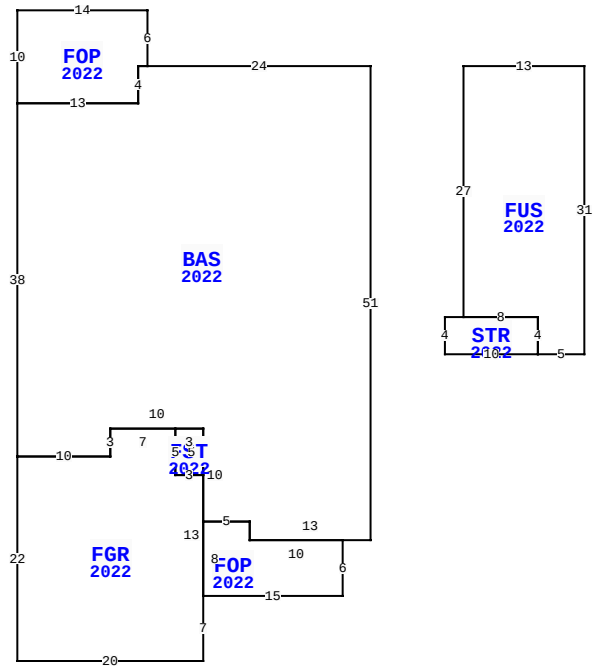
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,666	100	2022	1,666	202,136
FGR	455	55	2022	250	30,333
FOP	100	30	2022	30	3,640
FOP	136	30	2022	41	4,975
FST	15	55	2022	8	971
FUS	371	100	2022	371	45,014
STR	40	10	2022	4	486
TOTALS	2,783			2,370	287,553

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	121.9414	121.94	288,998	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2024 Heated Area: 2037 HX Base Yr 2024



86757 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		287,553
TOTAL MARKET OB/XF VALUE		37,163
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		374,716
SOH/AGL Deduction		1,943
ASSESSED VALUE		372,773
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		322,051
TOTAL JUST VALUE		374,716
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		362,267

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006763	POOL - NO DESC	69,567	05/23/2023
22014063	CO ISSUED	0	09/15/2022
22000543	NEW CONSTR	335,834	01/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2629/1765	4/05/2023	WD	Q	I	01	408,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BETER DEANNA LYN						
2553/0189	4/06/2022	WD	U	V	30	75,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W24 FOP=[YR=2022] N6 W14 S10 E13 N4 E1$ W1 S4 W13 S38 FGR=[YR=2022] S22 E20 N7 FOP=[YR=2022] E15 N6 W10 N2 W5 S8$ N13 FST=[YR=2022] N5 W3 S5 E3$ W3 N5 W7 S3 W10$ E10 N3 E10 S10 E5 S2 E13 N51$ PTR=E10 FUS=[YR=2022] S27 STR=[YR=2022] W2 S4 E10 N4 W8$ E8 S4 E5 N31 W13 $ 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	100	0	0	535.00	SF	5.20	5.20	100	2022	2022	3	99	2,754	
2	0861	POOL GUNIT	0	100	28	10	280.00	SF	85.00	85.00	100	2024	2023		98	23,324	
3	0855	CONC PAVER	0	100	0	0	520.00	SF	10.00	10.00	100	2024	2023		100	5,200	
4	0476	VF 6 SBPL	0	100	0	0	167.00	LF	32.00	32.00	100	2024	2023		99	5,291	
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2024	2023		99	594	

LAND DESCRIPTION

TOTAL OB/XF 37,163

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