LOT 8
HIDEAWAY PHASE 1C OR 2378/1584

SWOPES ROBIN
86741 LAZY LAKE CIR
YULEE, FL 32097

2025

42-2N-27-4374-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

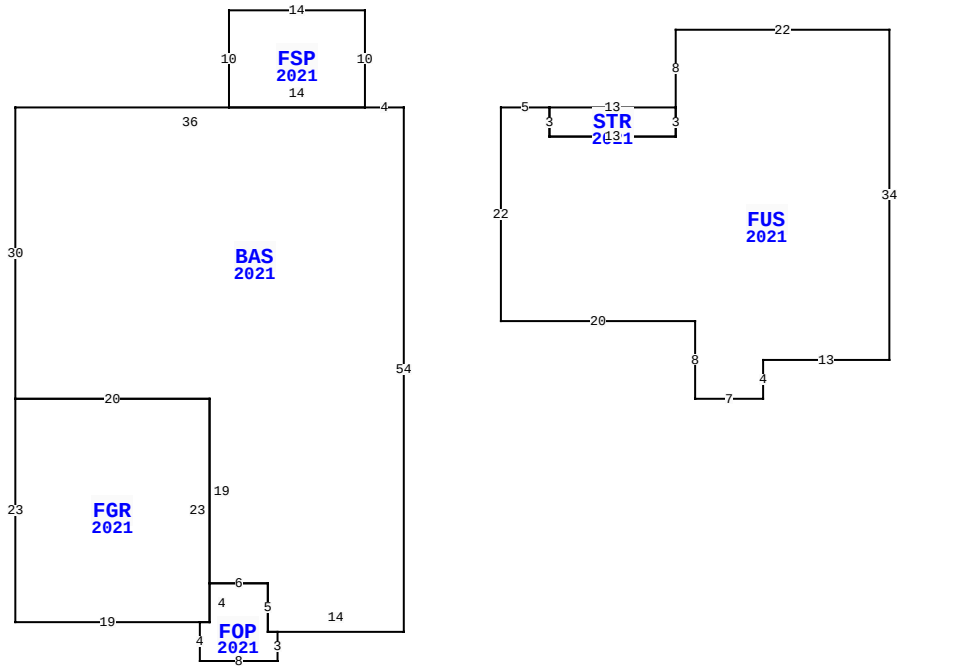
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	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	2021	1,650	181,466
FGR	460	55	2021	253	27,825
FOP	55	30	2021	16	1,759
FSP	140	40	2021	56	6,159
FUS	1,125	100	2021	1,125	123,726
STR	39	10	2021	4	440
TOTALS	3,469			3,104	341,375

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,104	111.0900	111.09	344,823	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2775 HX Base Yr 2022



86741 LAZY LAKE CIR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		341,375
TOTAL MARKET OB/XF VALUE		3,037
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		394,412
SOH/AGL Deduction		68,431
ASSESSED VALUE		325,981
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		275,259
TOTAL JUST VALUE		394,412
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,995

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010362	CO ISSUED	0	08/09/2021
21000031	NEW CONSTR	373,344	01/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2487/1830	8/16/2021	WD	Q	I	02	368,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SWOPES ROBIN						
2441/1860	3/02/2021	WD	U	V	30	60,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W4 FSP=[YR=2021] N10 W14 S10 E14$ W36 S30 FGR=[YR=2021] S23 E19 FOP=[YR=2021] S4 E8 N3 W1 N5 W6 S4 W1$ E1 N23 W20$ E20 S19 E6 S5 E14 N54$ PTR=E10 FUS=[YR=2021] S22 E20 S8 E7 N4 E13 N34 W22 S8 STR=[YR=2021] 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	100	0	0	590.00	SF	5.20	5.20	100	2021	2021	3	99	3,037	

LAND DESCRIPTION

TOTAL OB/XF 3,037

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 08/11/2021 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS