LOT 15
HIDEAWAY PHASE 1C OR 2378/1584

PORFIDO MARK J & JANET T L/E/
86637 LAZY LAKE CIRCLE
YULEE, FL 32097

2025

42-2N-27-4374-0015-0000

BUILDING CHARACTERISTICS

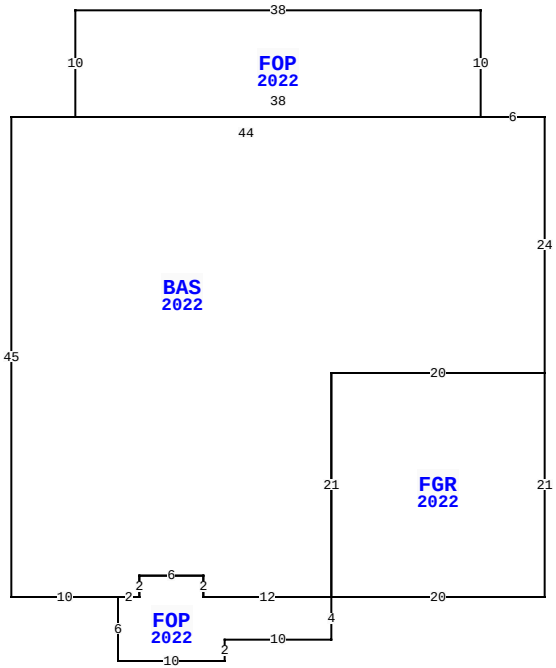
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		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	1,818	100	2022	1,818	238,721
FGR	420	55	2022	231	30,333
FOP	112	30	2022	34	4,465
FOP	380	30	2022	114	14,970
TOTALS	2,730			2,197	288,488

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,197	131.9717	131.97	289,938	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1818 HX Base Yr 2023



86637 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		288,488
TOTAL MARKET OB/XF VALUE		56,529
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		395,017
SOH/AGL Deduction		17,225
ASSESSED VALUE		377,792
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		327,070
TOTAL JUST VALUE		395,017
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000283	SCRN ENCL	190,347	02/01/2023
22017166	SWIM POOL	72,120	11/18/2022
22015027	CO ISSUED	0	10/07/2022
22006163	NEW CONSTR	310,928	04/20/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2685/823	12/18/2023	LE	U	I	11	100
GRANTOR: PORFIDO MARK J & JANE						
GRANTEE: MINARDI MICHAEL						
2596/1117	10/14/2022	WD	Q	I	02	412,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: PORFIDO MARK J & JA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W6 FOP=[YR=2022] N10 W38 S10 E38$ W44 S45 E10 FOP=[YR=2022] S6 E10 N2 E10 N4 W12 N2 W6 S2 W2$ E2 N2 E6 S2 E12 FGR=[YR=2022] E20 N21 W20 S21$ N21 E20 N24$.

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	623.00	SF	6.50	6.50	100	2022	2022	3	99	4,009	
2	0861	POOL GUNIT	0	100	25	14	350.00	SF	85.00	85.00	100	2024	2023		98	29,155	
3	0911	SCRN RM A	0	100	42	22	924.00	SF	17.50	17.50	100	2024	2023		97	15,685	
4	0855	CONC PAVER	0	100	0	0	574.00	SF	10.00	10.00	100	2024	2023		100	5,740	
5	0871	POOL HTR R	1	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 56,529

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	000134	C	RES POND	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 06/29/2023 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS