LOT 16
HIDEAWAY PHASE 1C OR 2378/1584

RADCLIFF ROBERT E JR & DONNA L
86629 LAZY LAKE CIRCLE
YULEE, FL 32097

2025

42-2N-27-4374-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

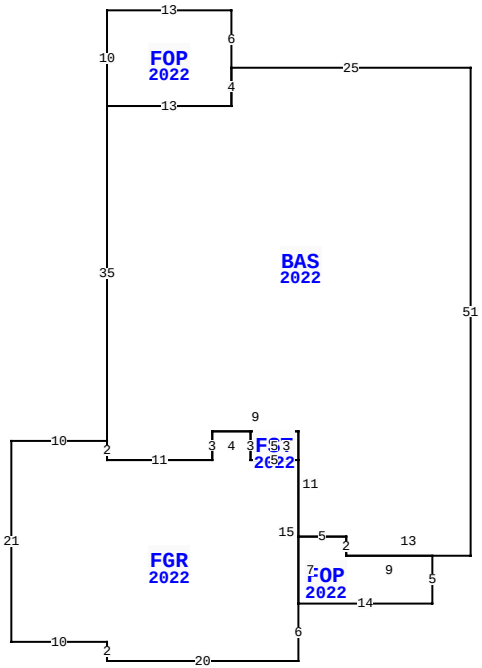
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,649	100	2022	1,649	218,385
FGR	642	55	2022	353	46,749
FOP	80	30	2022	24	3,178
FOP	130	30	2022	39	5,165
FST	15	55	2022	8	1,060
TOTALS	2,516			2,073	274,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,073	133.0987	133.10	275,916	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1649 HX Base Yr 2023



86629 LAZY LAKE CIR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		274,536
TOTAL MARKET OB/XF VALUE		4,562
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		329,098
SOH/AGL Deduction		18,771
ASSESSED VALUE		310,327
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		259,605
TOTAL JUST VALUE		329,098
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,719

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015222	CO ISSUED	0	10/12/2022
22005415	NEW CONSTR	292,702	04/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2607/0211	12/08/2022	WD	Q	I	01	392,200
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: RADCLIFF ROBERT E J						
2547/1663	3/17/2022	WD	U	V	30	225,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W25 FOP=[YR=2022] N6 W13 S10 E13 N4$ S4 W13 S35 FGR=[YR=2022] W10 S21 E10 S2 E20 N6 FOP=[YR=2022] E14 N5 W9 N2 W5 S7$ N15 FST=[YR=2022] N3 W5 S3 E5$ W5 N3 W4 S3 W11 N2$ S2 E11 N3 E9 S11 E5 S2 E13 N51 $.

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	709.00	SF	6.50	6.50	100	2022	2022	3	99	4,562	

LAND DESCRIPTION

TOTAL OB/XF 4,562

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 12/15/2022 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS