

LOT 18
HIDEAWAY PHASE 1C OR 2378/1584

RANDALL RHONDA LYNN
86613 LAZY LAKE CIRCLE
YULEE, FL 32097

2025

42-2N-27-4374-0018-0000



BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY													
Exterior Wall	30	VINYL 100	0100	01	3,104	111.0900	111.09	344,823	2023	2023	0	0	0.00	100.00	VALUATION BY													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2025												Heated Area: 2775													
Roof Cover	03	COMP SHNGL 100													Tax Group: 4													
Interior Wall	05	DRYWALL 100													BUILDING MARKET VALUE													
Interior Floo	13	LVT/LAMNT 50													TOTAL MARKET OB/XF VALUE													
Interior Floo	14	CARPET 50													TOTAL LAND VALUE - MARKET													
Air Condition	03	CENTRAL 100													TOTAL MARKET VALUE													
Heating Type	04	AIR DUCTED 100													SOH/AGL Deduction													
Bedrooms		4 100													ASSESSED VALUE													
Bathrooms		2.5 100													TOTAL EXEMPTION VALUE													
Frame	02	WOOD FRAME 100													BASE TAXABLE VALUE													
Stories	1.	1. 100													TOTAL JUST VALUE													
Units		1 100													NCON VALUE													
															INCOME VALUE													
															PREVIOUS YEAR MKT VALUE													
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	2024	1,650	183,299																							
FGR	460	55	2024	253	28,106																							
FOP	55	30	2024	16	1,777																							
FSP	140	40	2024	56	6,221																							
FUS	1,125	100	2024	1,125	124,976																							
STR	39	10	2024	4	444																							
TOTALS	3,469			3,104	344,823																							
EXTRA FEATURES					86613 LAZY LAKE CIR, YULEE																							
L N	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	611.00	SF	6.50	6.50	100	2024	2023		100	3,972												
2	0462	ST/AL FNC	0	100	0	0	312.00	SF	10.00	10.00	100	2024	2023		98	3,058												
3	0476	VF 6 SBPL	0	100	0	0	36.00	LF	32.00	32.00	100	2024	2023		99	1,140												
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2024	2023		99	594												
5	0861	POOL GUNIT	0	100	25	10	250.00	SF	85.00	85.00	100	2025	2024		100	21,250												
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000												
7	0857	SANDSTONE/	0	100	0	0	488.00	SF	16.00	16.00	100	2025	2024		100	7,808												
LAND DESCRIPTION					TOTAL OB/XF 39,822																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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											
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