LOT 19
HIDEAWAY PHASE 1C OR 2378/1584

GRALESKI RAYMOND JR & MAUREEN
86605 LAZY LAKE CIR
YULEE, FL 32097

2025

42-2N-27-4374-0019-0000

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	13	LVT/LAMNT 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

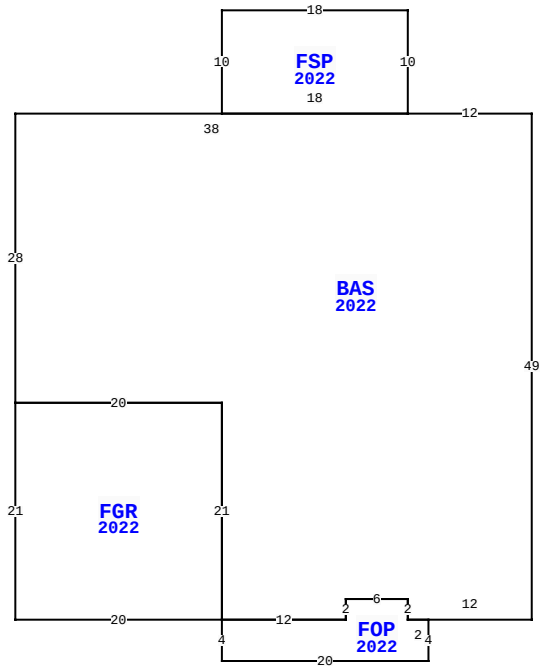
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,018	100	2022	2,018	245,306
FGR	420	55	2022	231	28,080
FOP	92	30	2022	28	3,404
FSP	180	40	2022	72	8,752
TOTALS	2,710			2,349	285,542

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,349	122.1668	122.17	286,977	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2025 Heated Area: 2018 HX Base Yr 2025



86605 LAZY LAKE CIR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		285,542
TOTAL MARKET OB/XF VALUE		10,564
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		346,106
SOH/AGL Deduction		0
ASSESSED VALUE		346,106
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		295,384
TOTAL JUST VALUE		346,106
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014269	CO ISSUED	0	09/19/2022
22004903	NEW CONSTR	333,540	03/30/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2595/0821	10/07/2022	WD	Q	I	01	400,200
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GRALESKI RAYMOND JR						
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] W12 FSP=[YR=2022] N10 W18 S10 E18$ W38 S28
FGR=[YR=2022] S21 E20 FOP=[YR=2022] S4 E20 N4 W2 N2 W6 S2
W12$ N21 W20$ E20 S21 E12 N2 E6 S2 E12 N49$.

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	629.00	SF	6.50	6.50	100	2022	2022	3	99	4,048	
2	0462	ST/AL FNC	0	100	0	0	624.00	SF	10.00	10.00	100	2022	2022	3	95	5,928	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588	

LAND DESCRIPTION

TOTAL OB/XF 10,564

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