LOT 45
HIDEAWAY PHASE 1C OR 2378/1584

MOODY DEREK R/ALLEN STEVIE D
86752 LAZY LAKE CIR
YULEE, FL 32097

2025

42-2N-27-4374-0045-0000

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

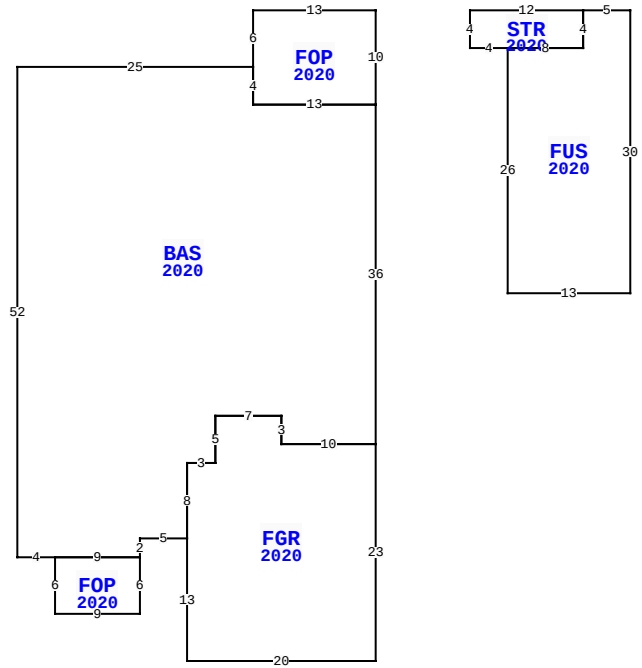
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,659	100	2020	1,659	213,808
FGR	475	55	2020	261	33,637
FOP	54	30	2020	16	2,062
FOP	130	30	2020	39	5,026
FUS	358	100	2020	358	46,138
STR	48	10	2020	5	644
TOTALS	2,724			2,338	301,315

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,338	130.8447	130.84	305,904	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2025 Heated Area: 2017 HX Base Yr 2025



86752 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		301,315
TOTAL MARKET OB/XF VALUE		2,635
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		353,950
SOH/AGL Deduction		0
ASSESSED VALUE		353,950
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		303,228
TOTAL JUST VALUE		353,950
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,369

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012759	CO ISSUED	0	12/21/2020
20006189	NEW CONSTR	275,311	08/21/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2733/1833	8/23/2024	WD	Q	I	01	399,900
GRANTOR: GOLDSTEIN STUART & BR						
GRANTEE: MOODY DEREK R						
2531/1247	1/14/2022	WD	Q	I	02	356,000
GRANTOR: MEEK KRISTOPHER J & R						
GRANTEE: GOLDSTEIN STUART &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W13 S6 BAS=[YR=2020] W25 S52 E4 FOP=[YR=2020] S6 E9 N6 W9$ E9 N2 E5 FGR=[YR=2020] S13 E20 N23 W10 N3 W7 S5 W3 S8$ N8 E3 N5 E7 S3 E10 N36 W13 N4$ S4 E13 N10$ PTR=E10 STR=[YR=2020] S4 E4 FUS=[YR=2020] S26 E13 N30 W5 S4 W8$ E8 N4 W12$ 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	517.00	SF	5.20	5.20	100	2020	2020	3	98	2,635	

LAND DESCRIPTION

TOTAL OB/XF 2,635

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 01/07/2021 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS