LOT 46
HIDEAWAY PHASE 1C OR 2378/1584

ROCKWELL MICHELLE R & DAVID P
86760 LAZY LAKE CIR
YULEE, FL 32097

2025

42-2N-27-4374-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

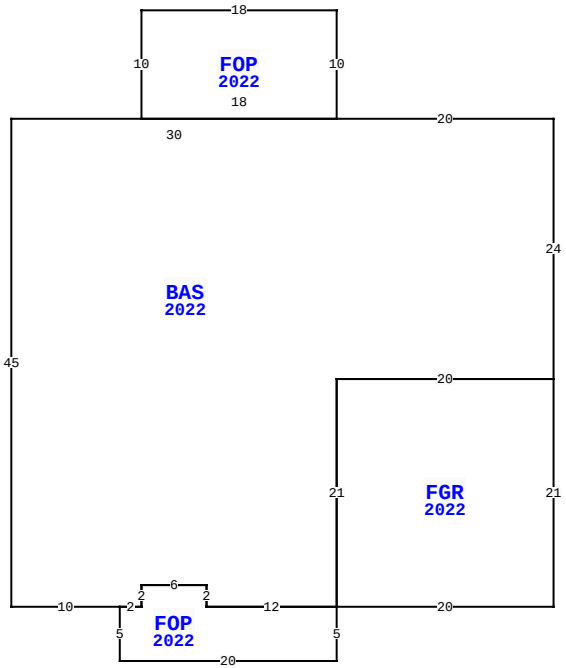
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur		N/A 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	230,563
FGR	420	55	2022	231	29,296
FOP	112	30	2022	34	4,312
FOP	180	30	2022	54	6,849
TOTALS	2,530			2,137	271,020

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,137	127.4637	127.46	272,382	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2024 Heated Area: 1818 HX Base Yr 2024



86760 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		271,020
TOTAL MARKET OB/XF VALUE		3,983
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		325,003
SOH/AGL Deduction		205,688
ASSESSED VALUE		119,315
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		68,593
TOTAL JUST VALUE		325,003
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,793

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001517	CO ISSUED	0	02/03/2023
22009943	NEW CONSTR	297,395	06/29/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2686/197	12/21/2023	WD	Q	I	02	399,000
GRANTOR: ACKERMANN JOHN M & EL						
GRANTEE: ROCKWELL MICHELLE R						
2651/1646	6/29/2023	WD	Q	I	01	390,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ACKERMANN JOHN M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W20 FOP=[YR=2022] N10 W18 S10 E18$ W30 S45 E10 FOP=[YR=2022] S5 E20 N5 FGR=[YR=2022] E20 N21 W20 S21$ W12 N2 W6 S2 W2$ E2 N2 E6 S2 E12 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	619.00	SF	6.50	6.50	100	2022	2022	3	99	3,983	

LAND DESCRIPTION

TOTAL OB/XF 3,983

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