LOT 47
HIDEAWAY PHASE 1C OR 2378/1584

MOORE MICHAEL D L/E/
86768 LAZY LAKE CIRCLE
YULEE, FL 32097

2025

42-2N-27-4374-0047-0000

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		1 100
Quality	06	Quality Level 06

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 04

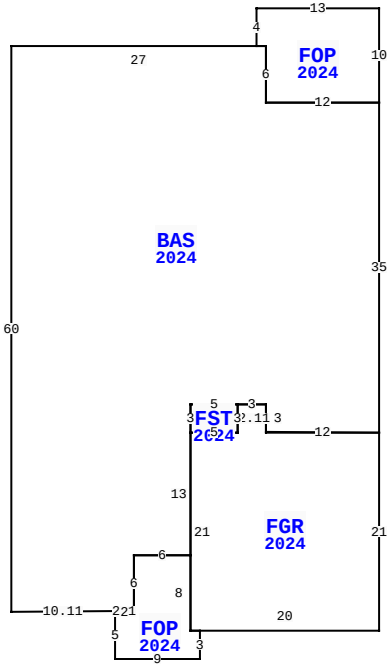
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,827	100	2024	1,827	225,251
FGR	430	55	2024	236	29,096
FOP	79	30	2024	24	2,959
FOP	124	30	2024	37	4,562
FST	15	55	2024	8	986
TOTALS	2,475			2,132	262,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,132	123.2938	123.29	262,854	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1827 HX Base Yr 2024



86768 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		262,854
TOTAL MARKET OB/XF VALUE		3,718
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		316,572
SOH/AGL Deduction		67,561
ASSESSED VALUE		249,011
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		198,289
TOTAL JUST VALUE		316,572
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,439

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230003537	CO		03/16/2023
22016076	NEW CONSTR	351,549	10/26/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2741/1815	9/17/2024	LE	U	I	11	100
GRANTOR: MOORE MICHAEL D						
GRANTEE: MOORE KATHRYN LEE						
2648/1434	6/16/2023	WD	Q	I	01	397,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MOORE MICHAEL D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E27 S6 E12 S35 W12 N3 W3 W5 S3 S13 W6 S6 U0.1L2.1 D0.1L10.11 N60 $
FOP=[YR=2024;ORIG=29,64] W6 S6 W2 S5 E9 N3 W1 N8 $
FGR=[YR=2024;ORIG=49,51] U0.1L12 N2.11 W3 S3 W5 S21 E20 N21 $
FST=[YR=2024;ORIG=34,48] W5 S3 E5 N3 $
FOP=[YR=2024;ORIG=37,16] E12 N10 W13 S4 E1 S6 $
.

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	572.00	SF	6.50	6.50	100	2024	2023		100	3,718	

LAND DESCRIPTION

TOTAL OB/XF 3,718

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 07/05/2023 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS