LOT 48
HIDEAWAY PHASE 1C OR 2378/1584

HINES DIANE
86776 LAZY LAKE CIRCLE
YULEE, FL 32097

2025

42-2N-27-4374-0048-0000

BUILDING CHARACTERISTICS

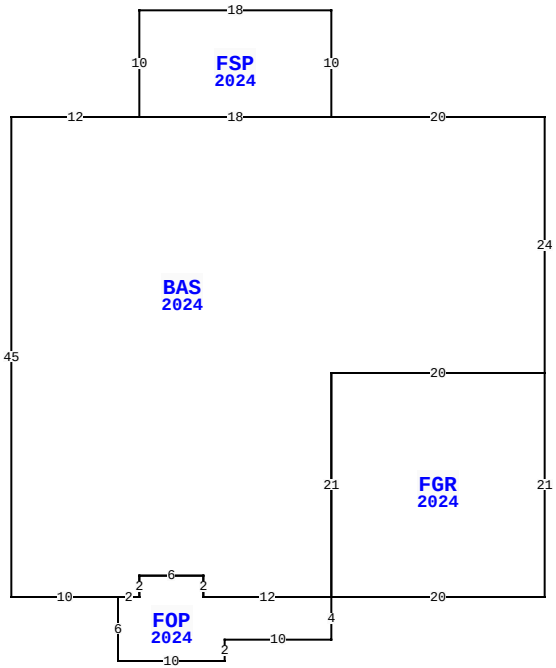
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,818	100	2024	1,818	241,158
FGR	420	55	2024	231	30,642
FOP	112	30	2024	34	4,510
FSP	180	40	2024	72	9,551
TOTALS	2,530			2,155	285,861

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,155	132.6479	132.65	285,861	2023	2023	0	0	0	0.00	100.00

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



86776 LAZY LAKE CIR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		285,861
TOTAL MARKET OB/XF VALUE		4,310
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		340,171
SOH/AGL Deduction		4,837
ASSESSED VALUE		335,334
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		284,612
TOTAL JUST VALUE		340,171
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230003536	CO		03/16/2023
22015041	NEW CONSTR	297,697	10/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2648/1465	6/16/2023	WD	Q	I	01	385,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HINES DIANE						
2606/0017	12/02/2022	WD	U	V	30	75,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,10] W20 W18 W12 S45 E10 E2 N2 E6 S2 E12 N21 E20 N24 $
FSP=[YR=2024;ORIG=22,10] E18 N10 W18 S10 $
FGR=[YR=2024;ORIG=60,34] W20 S21 E20 N21 $
FOP=[YR=2024;ORIG=28,53] W6 S2 W2 S6 E10 N2 E10 N4 W12 N2 $
.

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	663.00	SF	6.50	6.50	100	2024	2023		100	4,310	

LAND DESCRIPTION

TOTAL OB/XF 4,310

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