LOT 49
HIDEAWAY PHASE 1C OR 2378/1584

WILSON SALLY G
86784 LAZY LAKE CIRCLE
YULEE, FL 32097

2025

42-2N-27-4374-0049-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

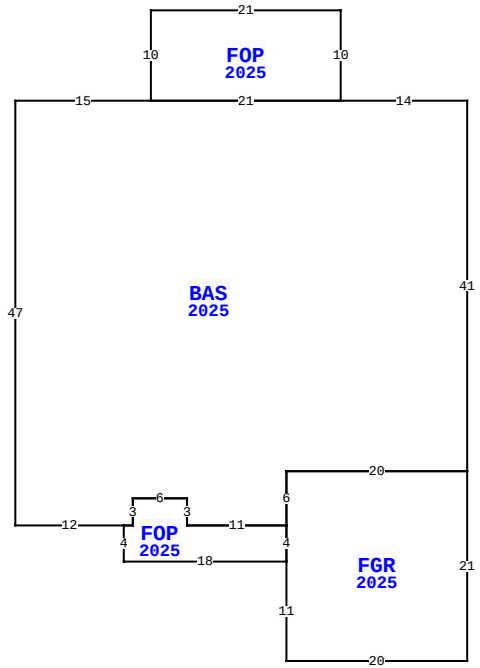
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,212	100	2025	2,212	263,737
FGR	420	55	2025	231	27,542
FOP	90	30	2025	27	3,219
FOP	210	30	2025	63	7,511
TOTALS	2,932			2,533	302,010

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,533	119.2320	119.23	302,010	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2025 Heated Area: 2212 HX Base Yr 2025



86784 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		302,010
TOTAL MARKET OB/XF VALUE		3,543
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		355,553
SOH/AGL Deduction		136,675
ASSESSED VALUE		218,878
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		118,156
TOTAL JUST VALUE		355,553
NCON VALUE		305,553
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		50,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240001510	NSFR T-2932 H-221	402,890	02/07/2024
230013448	H2212 G415 P305	402,890	10/19/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2728/674	7/26/2024	WD	Q	I	01	442,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: WILSON SALLY G						
2652/1589	6/28/2023	WD	U	V	30	75,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=90,0] W14 W21 W15 S47 E12 E1 N3 E6 S3 E11 N6 E20 N41 $
FGR=[YR=2025;ORIG=90,62] N21 W20 S6 S4 S11 E20 $
FOP=[YR=2025;ORIG=52,51] N4 E1 N3 E6 S3 E11 S4 W18 $
FOP=[YR=2025;ORIG=55,0] E21 N10 W21 S10 $
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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	545.00	SF	6.50	6.50	100	2025	2024		100	3,543	

LAND DESCRIPTION

TOTAL OB/XF 3,543

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 06/18/2024 BY KW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS