PT JOHN BELLANY GRANT
SEC 44-3N-26E & PT GOVT LOT 4
OF SEC 6-3N-26E IN OR 2223/690,

HUGGINS LAURIE ANNE
57200 LAZY ACRES LANE
YULEE, FL 32097

2025

44-3N-26-0000-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

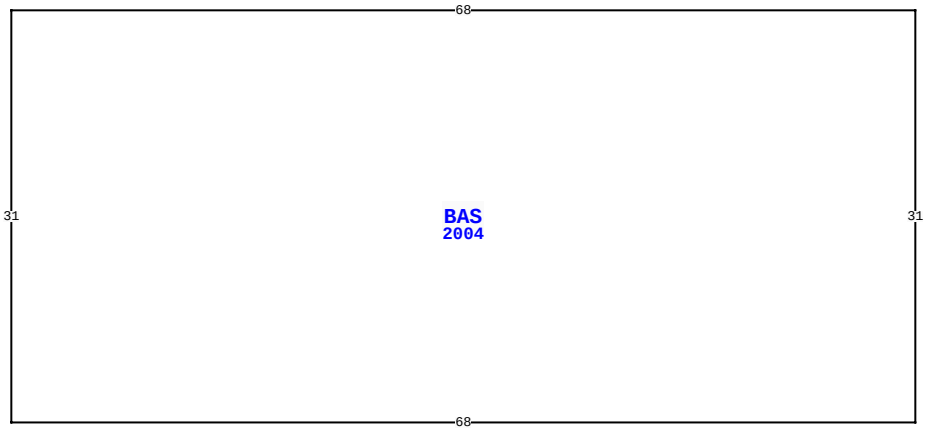
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100	2004	2,108	130,588
TOTALS	2,108			2,108	130,588

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,108	151.8400	129.06	272,058	2002	2002	0	0	0	52.00	48.00

1 M/H 94+ – 0% - 0 Heated Area: 2108 HX Base Yr



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	130,588
TOTAL MARKET OB/XF VALUE	64,524
TOTAL LAND VALUE - MARKET	382,180
TOTAL MARKET VALUE	319,413
SOH/AGL Deduction	46,248
ASSESSED VALUE	273,165
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	273,165
TOTAL JUST VALUE	577,292
NCON VALUE	19,200
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	513,238

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240004913	0680(40X48) FOR E		04/26/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2696/1455	12/28/2023	QC	U	V	11	100
GRANTOR: VANZANT LARRY DEAN SR						
GRANTEE: HUGGINS LAURIE ANNE						
2223/0690	12/31/2017	QC	U	I	11	100
GRANTOR: VANZANT HUBERT N ET A						
GRANTEE: HUGGINS LAURIE ANNE						

57200 LAZY ACRES LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	04/03/2024 DC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W68 S31 E68 N31$.

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	0510	GARAGE WD-	0	0	36	24	864.00	SF	35.00	35.00	100	2003	2003	3	30	9,072	
2	0812	CONCRETE C	0	0	27	27	729.00	SF	4.00	4.00	100	2003	2003	3	82	2,391	
3	0350	CARPORT WD	0	0	34	24	816.00	SF	13.00	13.00	100	2003	2003	3	20	2,122	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
5	0681	POLE SHED	0	0	60	47	2,820.00	SF	15.00	15.00	100	2013	2013	3	68	28,764	
6	0680	POLE SHED	0	0	48	40	1,920.00	SF	10.00	10.00	100	2025	2024		100	19,200	

LAND DESCRIPTION

TOTAL OB/XF 64,524

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	005000	C	AGRICULTURAL	0		OR	0.00	0.00	5.89	AC		1.00	1.00	1.00	19,500.00	19,500.00	114,855							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	21.09	AC		1.00	1.00	1.00	190.00	190.00	4,007							
3	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	10.36	AC		1.00	1.00	1.00	525.00	525.00	5,439							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	31.45	AC		1.00	1.00	1.00	8,500.00	8,500.00	267,325							

REVIEW DATE 02/21/2025 BY TWA Total Acres: 37.34 Total Land Value: 124,301 Market: 267,325 Agricultural: 9,446 Common: 114,855 PRINTED 07/30/2025 BY SYS