LOT 12
HIDEAWAY PHASE 1B PBK 8/301

CARP MARY
86501 LAZY LAKE CIR
YULEE, FL 32097

2026

42-2N-27-4373-0012-0000

BUILDING CHARACTERISTICS

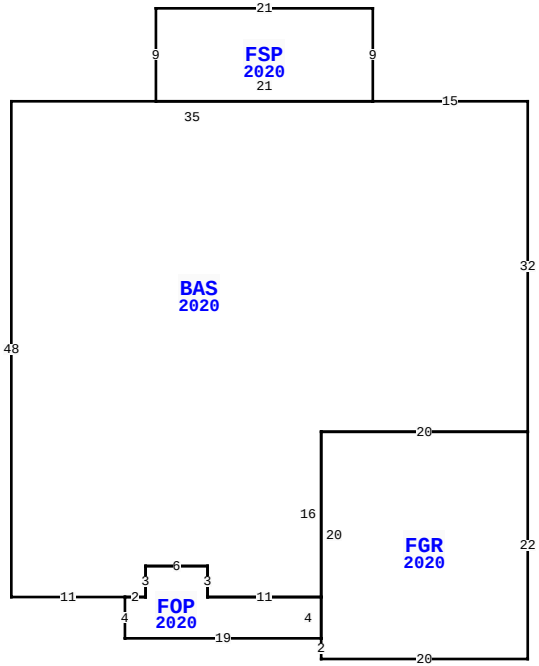
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,062	100	2020	2,062	250,655
FGR	440	55	2020	242	29,418
FOP	94	30	2020	28	3,404
FSP	189	40	2020	76	9,238
TOTALS	2,785			2,408	292,714

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,408	118.1292	124.04	298,688	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2025 Heated Area: 2062 HX Base Yr 2025



86501 LAZY LAKE CIR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/27/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		292,714
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		347,714
SOH/AGL Deduction		137,479
ASSESSED VALUE		210,235
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		158,824
TOTAL JUST VALUE		347,714
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		362,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2000319	CO ISSUED	0	01/13/2020
B1910651	NEW CONSTR	281,002	10/09/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2725/1081	7/17/2024	WD	Q	I	01	438,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CARP MARY						
2338/1654	2/10/2020	WD	U	V	30	48,000
GRANTOR: SEMANIK EQUITY DEV &						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W15 FSP=[YR=2020] N9 W21 S9 E21$ W35 S48 E11
FOP=[YR=2020] S4 E19 FGR=[YR=2020] S2 E20 N22 W20 S20 $ N4
W11 N3 W6 S3 W2$ E2 N3 E6 S3 E11 N16 E20 N32$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS