LOT 47
HIDEAWAY PHASE 1B PBK 8/301

RICHARDSON WILLIE C & DIANE W L/E/
86573 LAZY LAKE CIR
YULEE, FL 32097

2026

42-2N-27-4373-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

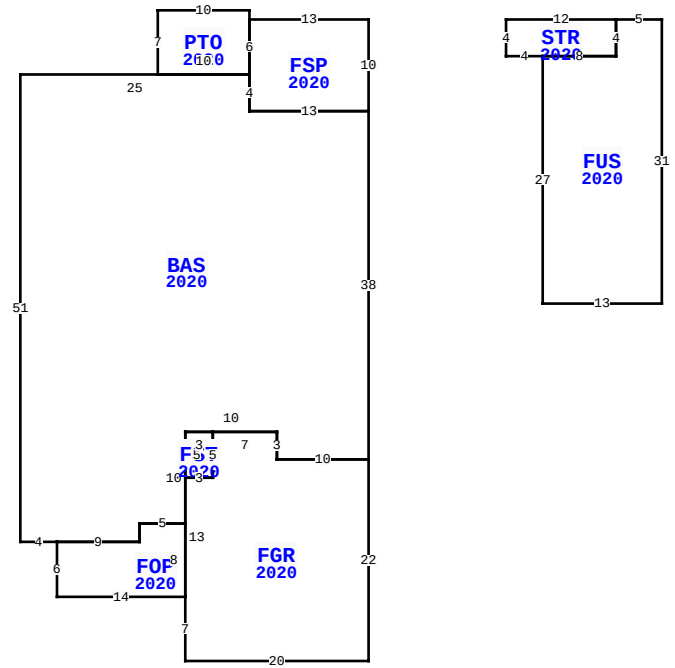
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,666	100	2020	1,666	202,518
FGR	455	55	2020	250	30,390
FOP	94	30	2020	28	3,404
FSP	130	40	2020	52	6,321
FST	15	55	2020	8	972
FUS	371	100	2020	371	45,099
PTO	70	5	2020	4	486
STR	48	10	2020	5	608
TOTALS	2,849			2,384	289,797

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,384	118.1292	124.04	295,711	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2021 Heated Area: 2037 HX Base Yr 2021



86573 LAZY LAKE CIR, YULEE

BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE		LAND DATE	03/27/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		289,797
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		344,797
SOH/AGL Deduction		67,277
ASSESSED VALUE		277,520
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		226,109
TOTAL JUST VALUE		344,797
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		357,503

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1912410	CO ISSUED	0	03/02/2020
B1912410	NEW CONSTR	275,141	12/04/2019
B1909834	NEW CONSTR	274,491	09/18/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2763/1270	1/09/2025	LE	U	I	11	100
GRANTOR: RICHARDSON WILLIE C &						
GRANTEE: RICHARDSON BRITTANY						
2350/0562	3/25/2020	WD	Q	I	01	270,600
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: RICHARDSON WILLIE C						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2020] W13 PTO=[YR=2020] N1 W10 S7 E10 N6$ S6 BAS=[YR=2020] W25 S51 E4 FOP=[YR=2020] S6 E14 FGR=[YR=2020] S7 E20 N22 W10 N3 W7 FST=[YR=2020] S5 W3 N5 E3$ S5 W3 S13$ N8 W5 S2 W9$ E9 N2 E5 N10 E10 S3 E10 N38 W13 N4$ S4 E13 N10$ PTR=E15 STR=[YR=2020] S4 E4 FUS=[YR=2020] S27 E13 N31 W5 S4 W8$ E8 N4 W12$ W15$.

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	000134	C	RES POND	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