

CEBE DAVID R & DEBORAH J
86585 LAZY LAKE CIR
YULEE, FL 32097

42-2N-27-4373-0049-0000

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

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

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

2,133

100

2020

2,133

238,947

FGR

471

55

2020

259

29,014

FOP

57

30

2020

17

1,904

FOP

140

30

2020

42

4,705

0100

01

2,451

108.8640

114.31

REPL. COST NEW

280,174

AYB

2020

EYB

2020

ECON

0

FNCT

0

NORM

2.00

% COND

98.00

1 SINGLE FAM

100% - 2021

Heated Area: 2133

HX Base Yr 2021

23

14

10

10

14

13

33

54

22

3

7

6

18

11

11

10

10

3

6

21

21

BAS
2020

FOP
2020

FGR
2020

BLD DATE

05/17/2022

NW

LGL DATE

03/27/2026

MLU

XF DATE

INC DATE

LAND DATE

AG DATE

EXTRA FEATURES

86585 LAZY LAKE CIR, YULEE

L N

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

4

0860

POOL/SPA

0 100

0

0

1.00

UT

50,000.00

50,000.00

100

2020

2020

04

95

47,500

LAND DESCRIPTION

TOTAL OB/XF

47,500

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

274,571

TOTAL MARKET OB/XF VALUE

47,500

TOTAL LAND VALUE - MARKET

55,000

TOTAL MARKET VALUE

377,071

SOH/AGL Deduction

74,464

ASSESSED VALUE

302,607

TOTAL EXEMPTION VALUE

HX HB

51,411

BASE TAXABLE VALUE

251,196

TOTAL JUST VALUE

377,071

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

380,335

PERMIT NUM

DESCRIPTION

AMT

ISSUED

20004640

SWIM POOL

50,723

07/24/2020

1909011

C0 ISSUED

0

01/30/2020

1911605

NEW CONSTR

289,226

11/06/2019

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q / U

V / I

RSN CD

SALE PRICE

2340/1818

2/20/2020

WD Q

I

02

270,800

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: CEBE DAVID R & DEBO

2322/0059

11/26/2019

WD U

V

30

48,000

GRANTOR: SEMANIK EQUITY DEVELO

GRANTEE: SEDA CONSTRUCTION C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W13 FOP=[YR=2020] N10 W14 S10 E14\$ W14 N10 W23 S54 E22 FOP=[YR=2020] S3 E7 FGR=[YR=2020] S6 E21 N21 W11 N3 W10 S18\$ N9W6 S6 W1 \$ E1 N6 E6 N8 E10 S3 E11 N33\$.