LOT 52
HIDEAWAY PHASE 1B PBK 8/301

GREGOIRE ROBERT C & CATHY L
86584 LAZY LAKE CIR
YULEE, FL 32097

2026

42-2N-27-4373-0052-0000

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	08	SHT VINYL 60
Interior Floo	11	CLAY TILE 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

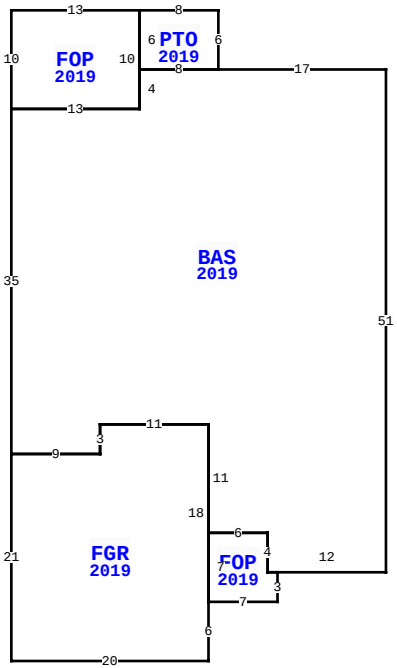
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,589	100	2019	1,589	192,838
FGR	453	55	2019	249	30,218
FOP	45	30	2019	14	1,699
FOP	130	30	2019	39	4,733
PTO	48	5	2019	2	243
TOTALS	2,265			1,893	229,731

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,893	118.5408	124.47	235,622	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 100% - 2023 Heated Area: 1589 HX Base Yr



86584 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		229,731
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		284,731
SOH/AGL Deduction		52,352
ASSESSED VALUE		232,379
TOTAL EXEMPTION VALUE	QP	232,379
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		284,731
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,226

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000757	CO ISSUED	0	04/22/2019
18010500	NEW CONSTR	219,893	10/17/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2262/0222	3/15/2019	WD	Q	I	02	250,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GREGOIRE ROBERT C &						
2230/0771	10/11/2018	WD	U	V	30	48,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W17 PTO=[YR=2019] N6 W8 FOP=[YR=2019] W13 S10 E13 N10$ S6 E8 $ W8 S4 W13 S35 FGR=[YR=2019] S21 E20 N6 FOP=[YR=2019] E7 N3 W1 N4 W6 S7$ N18 W11 S3 W9$ E9 N3 E11 S11 E6 S4 E12 N51$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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