LOT 54
HIDEAWAY PHASE 1B PBK 8/301

BERUMEN ASHLEY NICOLE
16072 AMBER VALLEY DRIVE
WHITTIER, CA 90604

2026

42-2N-27-4373-0054-0000

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	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

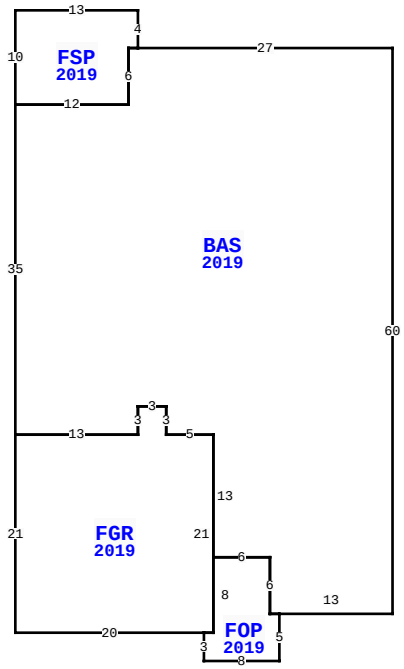
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,884	100	2019	1,884	229,833
FGR	450	55	2019	248	30,254
FOP	74	30	2019	22	2,684
FSP	124	40	2019	50	6,100
TOTALS	2,532			2,204	268,870

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,204	119.1582	125.12	275,764	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 0% - 0 Heated Area: 1884 HX Base Yr



86572 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

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	268,870
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	323,870
SOH/AGL Deduction	0
ASSESSED VALUE	323,870
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	323,870
TOTAL JUST VALUE	323,870
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	336,248

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001370	CO ISSUED	0	05/02/2019
19000694	NEW CONSTR	0	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2281/0725	6/10/2019	WD	Q	I	01	257,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BERUMEN ASHLEY NICO						
2260/0230	3/06/2019	WD	U	V	30	48,000
GRANTOR: SEMANIK EQUITY DEV &						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W27 FSP=[YR=2019] N4 W13 S10 E12 N6 E1$ W1 S6 W12 S35 FGR=[YR=2019] S21 E20 FOP=[YR=2019] S3 E8 N5 W1 N6 W6 S8 W1$E1 N21 W5 N3 W3 S3 W13$ E13 N3 E3 S3 E5 S13 E6 S6 E13 N60$.

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	0	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