

JOHNSON MONTIE L JR & ABBIE C
86566 LAZY LAKE CIRCLE
YULEE, FL 32097

2026

42-21-27-4373-0033-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT										CD										CONSTRUCTION									
Exterior Wall										30 VINYL 80										TYPE									
Exterior Wall										31 HARDIE BRD 20										MDL									
Roof Structur										03 GABLE/HIP 100										EFF. AREA									
Roof Cover										03 COMP SHNGL 100										TOT ADJ PTS									
Interior Wall										05 DRYWALL 100										EFF. BASE RATE									
Interior Floo										13 LVT/LAMNT 50										REPL. COST NEW									
Interior Floo										14 CARPET 50										AYB									
Air Condition										03 CENTRAL 100										EYB									
Heating Type										04 AIR DUCTED 100										ECON									
Bedrooms										4 100										FNCT									
Bathrooms										2.5 100										NORM									
Frame										02 WOOD FRAME 100										% COND									
Stories										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										1,078										100									
FGR										420										55									
FOP										80										30									
FOP										140										30									
FUS										1,333										100									
STR										56										10									
TOTALS										3,107										2,714									
EXTRA FEATURES										86566 LAZY LAKE CIR, YULEE										BLD DATE									
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									
BLD DATE										05/17/2022										NW									
XF DATE																				LGL DATE									
INC DATE																				LAND DATE									
																				AG DATE									
03/27/2026										MLU																			
SALES DATA										OFF RECORD Number										DATE									
TYPE INST										Q U										V I									
RSN CD										01										SALE PRICE									
2357/0197										4/24/2020										WD Q I 01									
GRANTOR:SEDA CONSTRUCTION COM										GRANTEE: JOHNSON MONTIE L JR										2297/1274									
8/13/2019										WD U V 30										48,000									
GRANTOR:SEMANIK EQUITY DEVELO										GRANTEE:SEDA CONSTRUCTION C										BUILDING NOTES									
BAS=[YR=2019] W13 FOP=[YR=2019] N10 W14 S10 E14\$ W27 S17										FGR=[YR=2019] S21 E20 FOP=[YR=2019] S4 E9 N2 E11 N4 W11 S2										W9\$ N21 W20\$ E20 S21 E9 N2 E11 N36\$ PTR=E20 FUS=[YR=2019]									
E40 S36 W11 N7 W5 STR=[YR=2019] S3 W4 N14 E4 S11\$ N11 W4 S18										W20 N36\$ W20\$.																			
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																													