LOT 56
HIDEAWAY PHASE 1B PBK 8/301

VANWEY PATRICK
86560 LAZY LAKE CIR
YULEE, FL 32097

2026

42-2N-27-4373-0056-0000

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		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

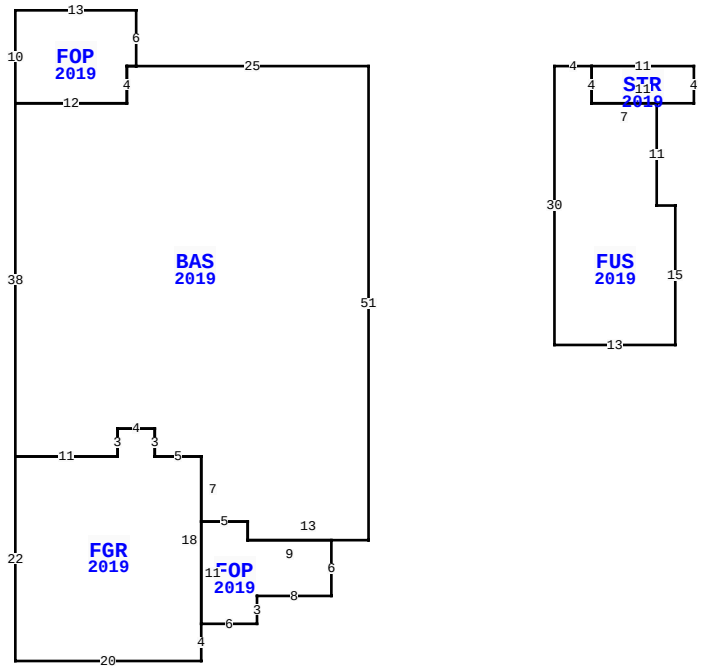
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4071.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,688	100	2019	1,688	211,255
FGR	452	55	2019	249	31,163
FOP	112	30	2019	34	4,255
FOP	126	30	2019	38	4,756
FUS	332	100	2019	332	41,551
STR	44	10	2019	4	500
TOTALS	2,754			2,345	293,479

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,345	122.2452	128.36	301,004	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 100% - 2022 Heated Area: 2020 HX Base Yr 2022



86560 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		293,479
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		348,479
SOH/AGL Deduction		39,654
ASSESSED VALUE		308,825
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		257,414
TOTAL JUST VALUE		348,479
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,028

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000829	CO ISSUED	0	05/09/2019
19000829	NEW CONSTR	0	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2455/1715	4/26/2021	WD	Q	I	01	286,000
GRANTOR: HEAD HORACE H & JENNI						
GRANTEE: VANWEY PATRICK						
2288/1304	7/02/2019	WD	Q	I	01	249,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HEAD HORACE H & JEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W25 FOP=[YR=2019] N6 W13 S10 E12 N4 E1$ W1 S4 W12 S38 FGR=[YR=2019] S22 E20 N4 FOP=[YR=2019] E6 N3 E8 N6 W9 N2 W5 S11$ N18 W5 N3 W4 S3 W11$ E11 N3 E4 S3 E5 S7 E5 S2 E13 N51$ PTR=E20 FUS=[YR=2019] E4 STR=[YR=2019] E11 S4 W11 N4$ S4 E7 S11 E2 S15 W13 N30$ W20$.

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	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