LOT 58
HIDEAWAY PHASE 1B PBK 8/301

DE ARRIAGA MARIA FERNANDEZ/INGLE SANJAY
3703 CHARLES STEWART DRIVE
FAIRFAX, VA 22033

2026

42-2N-27-4373-0058-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

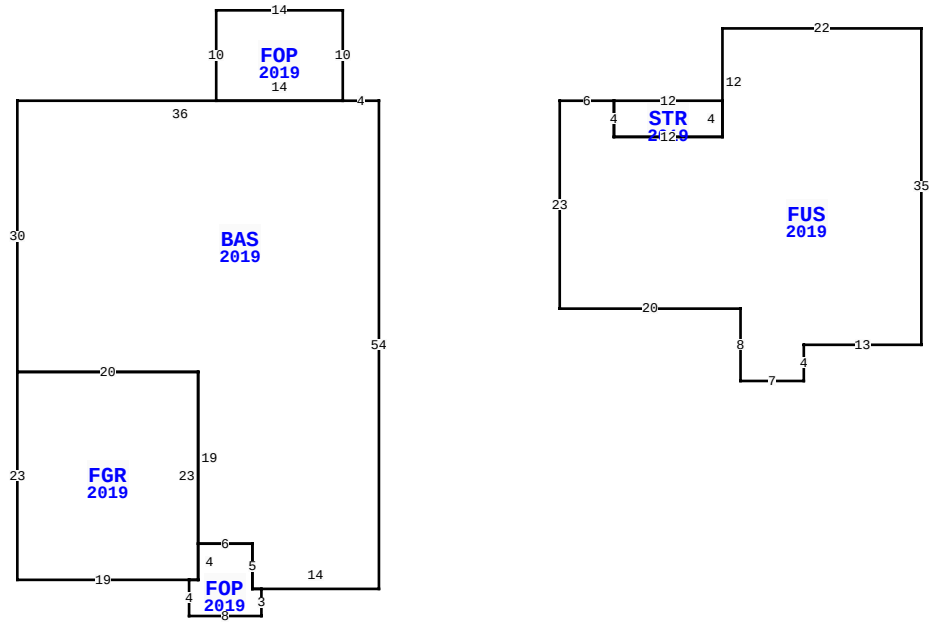
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	1,650	100	2019	1,650	180,791
FGR	460	55	2019	253	27,721
FOP	55	30	2019	16	1,753
FOP	140	30	2019	42	4,602
FUS	1,156	100	2019	1,156	126,663
STR	48	10	2019	5	548
TOTALS	3,509			3,122	342,079

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,122	107.0328	112.38	350,850	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 0% - 2023 Heated Area: 2806 HX Base Yr



BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE		LAND DATE	03/27/2026 MLU
INC DATE		AG DATE	

86548 LAZY LAKE CIR, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	342,079
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	397,079
SOH/AGL Deduction	0
ASSESSED VALUE	397,079
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	397,079
TOTAL JUST VALUE	397,079
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	412,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006658	CO ISSUED	0	09/25/2019
19006658	NEW CONSTR	369,888	06/21/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2557/1939	4/22/2022	WD	Q	I	01	425,000
GRANTOR: WHARTON PAUL SHERIDAN						
GRANTEE: DE ARRIAGA MARIA FE						
2323/1596	12/06/2019	WD	Q	I	01	283,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: WHARTON PAUL SHERID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W4 FOP=[YR=2019] N10 W14 S10 E14$ W36 S30 FGR=[YR=2019] S23 E19 FOP=[YR=2019] S4 E8 N3 W1 N5 W6 S4 W1$ E1 N23 W20$ E20 S19 E6 S5 E14 N54$ PTR=E20 FUS=[YR=2019] E6 STR=[YR=2019] E12 S4 W12 N4$ S4 E12 N12 E22 S35 W13 S4 W7 N8 W20 N23$ W20$.

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