LOT 61
HIDEAWAY PHASE 1B PBK 8/301

KLEVANS BRANDON I & KAITLIN M
86530 LAZY LAKE CIR
YULEE, FL 32097

2026

42-2N-27-4373-0061-0000

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

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 70
Interior Floo	14	CARPET 30
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

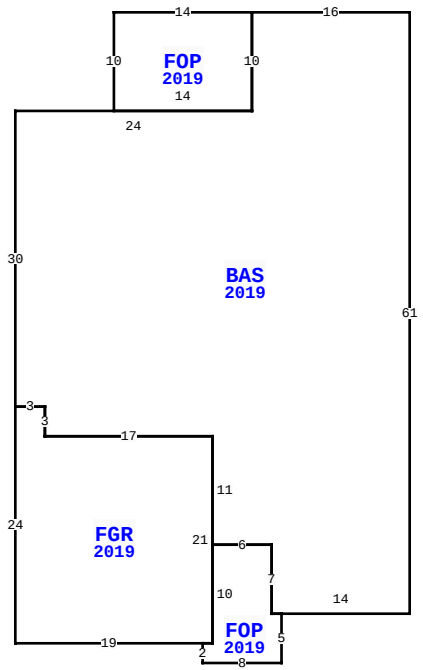
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,789	100	2019	1,789	222,569
FGR	429	55	2019	236	29,361
FOP	79	30	2019	24	2,985
FOP	140	30	2019	42	5,225
TOTALS	2,437			2,091	260,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,091	121.5249	127.60	266,812	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 100% - 2020 Heated Area: 1789 HX Base Yr 2020



86530 LAZY LAKE CIR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		260,142
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		315,142
SOH/AGL Deduction		75,133
ASSESSED VALUE		240,009
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		188,598
TOTAL JUST VALUE		315,142
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,069

PERMIT NUM	DESCRIPTION	AMT	ISSUED
09009158	CO ISSUED	0	08/26/2019
19006013	NEW CONSTR	244,129	06/07/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2325/1061	12/13/2019	WD	Q	I	01	243,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: KLEVANS BRANDON I &						
2267/1470	4/10/2019	WD	U	V	30	192,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W16 FOP=[YR=2019] W14 S10 E14 N10$ S10 W24 S30
FGR=[YR=2019] S24 E19 FOP=[YR=2019] S2 E8 N5 W1 N7 W6 S10
W1$ E1 N21 W17 N3 W3$ E3 S3 E17 S11 E6 S7 E14 N61$.

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