LOT 62
HIDEAWAY PHASE 1B PBK 8/301

CLOUTIER DANIEL & ERIKA C
10657 DAVENPORT LOOP
PENSACOLA, FL 32526

2026

42-2N-27-4373-0062-0000

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 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

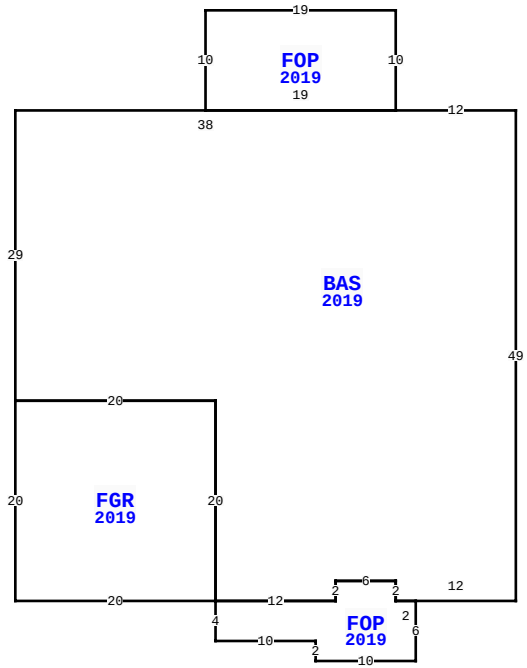
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,038	100	2019	2,038	229,723
FGR	400	55	2019	220	24,798
FOP	112	30	2019	34	3,833
FOP	190	30	2019	57	6,425
TOTALS	2,740			2,349	264,779

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,349	110.1030	115.61	271,568	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 0% - 2026 Heated Area: 2038 HX Base Yr



86524 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	264,779
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	319,779
SOH/AGL Deduction	0
ASSESSED VALUE	319,779
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	319,779
TOTAL JUST VALUE	319,779
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	331,724

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008535	CO ISSUED	0	11/01/2019
19008535	NEW CONSTR	274,978	08/09/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2351/0618	3/31/2020	WD	Q	I	01	256,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CLOUTIER DANIEL & E						
2299/0090	8/16/2019	WD	U	V	30	48,000
GRANTOR: SEMANIK EQUITY DEV &						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W12 FOP=[YR=2019] N10 W19 S10 E19$ W38 S29
FGR=[YR=2019] S20 E20 N20 W20$ E20 S20 FOP=[YR=2019] S4 E10
S2 E10 N6 W2 N2 W6 S2 W12$ E12 N2 E6 S2 E12 N49$.

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	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