LOT 2
HIDEAWAY PHASE 1C OR 2378/1584

TURNER FAMILY LIVING TRUST/TURNER JOHN ALAN TRUSTE
86789 LAZY LAKE CIRCLE
YULEE, FL 32097

2026

42-2N-27-4374-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 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		1 100
Quality	04	Quality Level 04

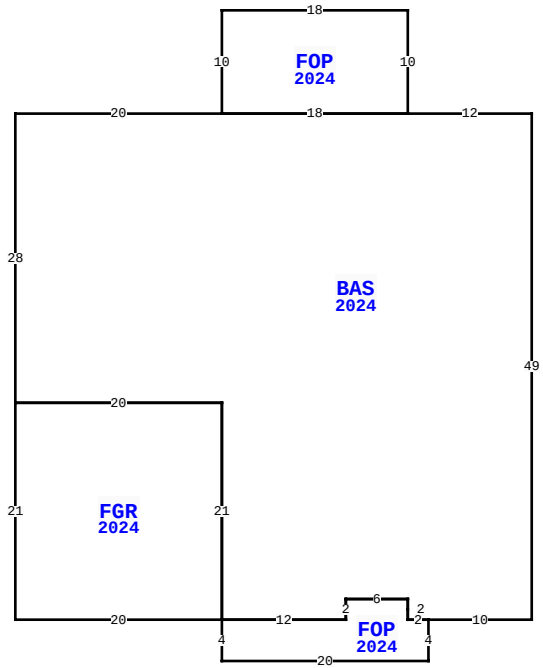
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,018	100	2024	2,018	235,166
FGR	420	55	2024	231	26,920
FOP	92	30	2024	28	3,263
FOP	180	30	2024	54	6,292
TOTALS	2,710			2,331	271,642

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,331	111.5436	117.12	273,007	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2024 Heated Area: 2018 HX Base Yr 2024



86789 LAZY LAKE CIR, YULEE

BLD DATE		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		271,642
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		326,642
SOH/AGL Deduction		0
ASSESSED VALUE		326,642
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		275,231
TOTAL JUST VALUE		326,642
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,769

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230012207	CO ISSUED		09/22/2023
230007011	H2025 G403 P292	375,421	05/31/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2837/0383	12/21/2025	QC	U	I	11	100
GRANTOR: TURNER JOHN A & STEFA						
GRANTEE: TURNER FAMILY LIVIN						
2679/1499	10/27/2023	WD	U	I	11	100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: TURNER JOHN A & STE						

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E20 E18 E12 S49 W10 W2 N2 W6 S2 W12 N21 W20 N28 $
FGR=[YR=2024;ORIG=10,38] E20 S21 W20 N21 $
FOP=[YR=2024;ORIG=30,59] E12 N2 E6 S1 S1 E2 S4 W20 N4 $
FOP=[YR=2024;ORIG=48,10] W18 N10 E18 S10 $
.

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 12/04/2023 BY NW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS