LOT 8
HIDEAWAY PHASE 1C OR 2378/1584

CROSSMAN ERIC RYAN & REBECCA ANNE
86741 LAZY LAKE CIR
YULEE, FL 32097

2026

42-2N-27-4374-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 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

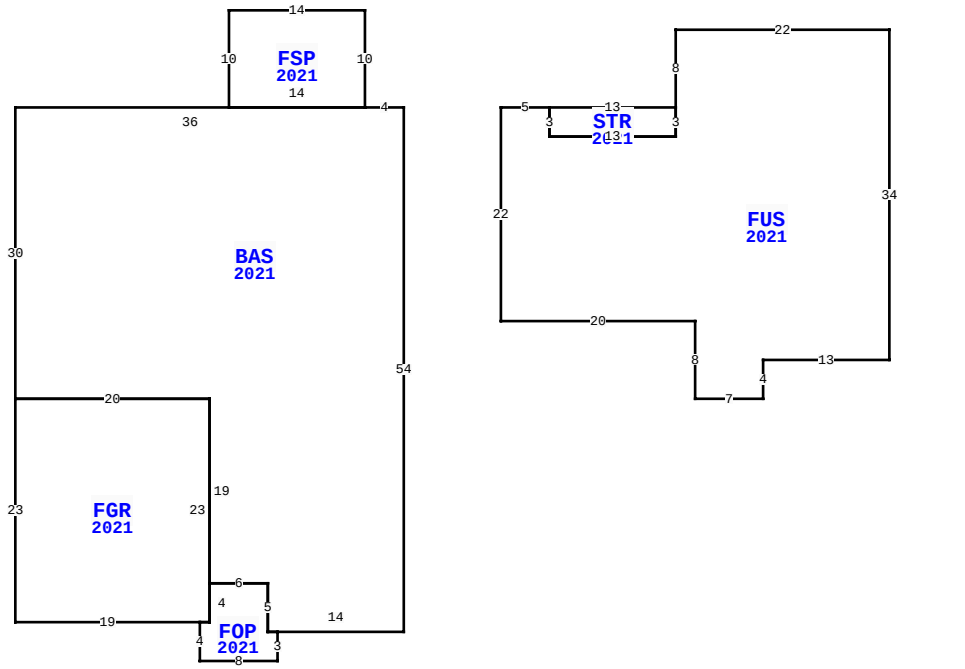
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,650	100	2021	1,650	173,089
FGR	460	55	2021	253	26,541
FOP	55	30	2021	16	1,678
FSP	140	40	2021	56	5,875
FUS	1,125	100	2021	1,125	118,016
STR	39	10	2021	4	420
TOTALS	3,469			3,104	325,617

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,104	101.4300	106.50	330,576	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 100% - 2022 Heated Area: 2775 HX Base Yr 2022



86741 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 — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		325,617
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		380,617
SOH/AGL Deduction		45,835
ASSESSED VALUE		334,782
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		283,371
TOTAL JUST VALUE		380,617
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		394,412

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010362	CO ISSUED	0	08/09/2021
21000031	NEW CONSTR	373,344	01/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2870/1752	5/15/2026	WD	Q	I	01	422,000
GRANTOR: SWOPES ROBIN						
GRANTEE: CROSSMAN ERIC RYAN						
2487/1830	8/16/2021	WD	Q	I	02	368,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SWOPES ROBIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W4 FSP=[YR=2021] N10 W14 S10 E14$ W36 S30 FGR=[YR=2021] S23 E19 FOP=[YR=2021] S4 E8 N3 W1 N5 W6 S4 W1$ E1 N23 W20$ E20 S19 E6 S5 E14 N54$ PTR=E10 FUS=[YR=2021] S22 E20 S8 E7 N4 E13 N34 W22 S8 STR=[YR=2021] W13 S3 E13 N3$ S3 W13 N3 W5$ W10$.

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