LOT 11
HIDEAWAY PHASE 1C OR 2378/1584

PTAK MATTHEW DOUGLAS L/E/
86717 LAZY LAKE CIRCLE
YULEE, FL 32097

2026

42-2N-27-4374-0011-0000

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	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

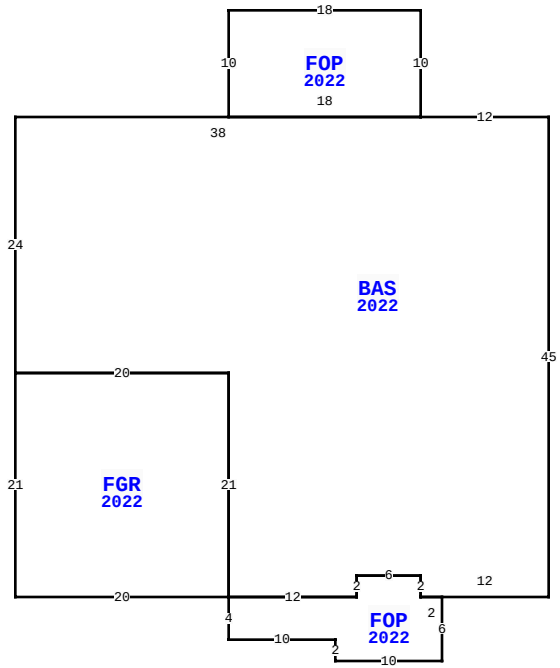
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4071.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,818	100	2022	1,818	227,713
FGR	420	55	2022	231	28,934
FOP	112	30	2022	34	4,259
FOP	180	30	2022	54	6,764
TOTALS	2,530			2,137	267,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,137	120.4959	126.52	270,373	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2023 Heated Area: 1818 HX Base Yr 2023



86717 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		267,669
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		322,669
SOH/AGL Deduction		0
ASSESSED VALUE		322,669
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		271,258
TOTAL JUST VALUE		322,669
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006156	CO ISSUED	0	04/20/2022
21006592	NEW CONSTR	267,634	07/10/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2632/1931	4/24/2023	LE	U	I	11	100
GRANTOR: PTAK MATTHEW DOUGLAS						
GRANTEE: PTAK RICHARD & MICH						
2563/0453	5/16/2022	WD	Q	I	02	388,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: PTAK MATTHEW DOUGLA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W12 FOP=[YR=2022] N10 W18 S10 E18$ W38 S24
FGR=[YR=2022] S21 E20 FOP=[YR=2022] S4 E10 S2 E10 N6 W2 N2
W6S2 W12$ N21 W20$ E20 S21 E12 N2 E6 S2 E12 N45$.

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