LOT 12
HIDEAWAY PHASE 1C OR 2378/1584

YARBROUGH MARGARET A
86709 LAZY LAKE CIRCLE
YULEE, FL 32097

2026

42-2N-27-4374-0012-0000

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

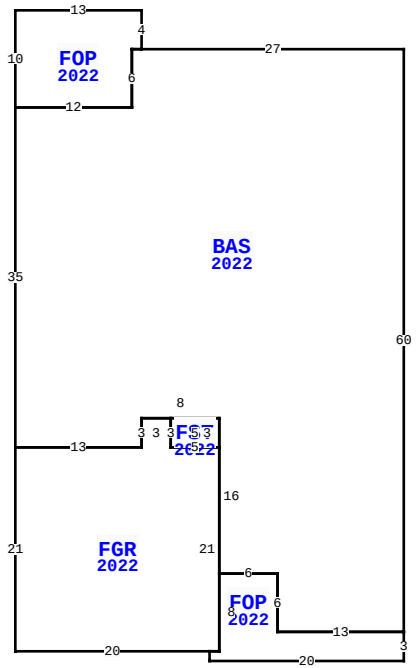
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,869	100	2022	1,869	234,101
FGR	450	55	2022	248	31,063
FOP	94	30	2022	28	3,508
FOP	124	30	2022	37	4,634
FST	15	55	2022	8	1,002
TOTALS	2,552			2,190	274,308

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,190	120.4959	126.52	277,079	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2023 Heated Area: 1869 HX Base Yr 2023



86709 LAZY LAKE CIR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/27/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		274,308
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		329,308
SOH/AGL Deduction		0
ASSESSED VALUE		329,308
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		277,897
TOTAL JUST VALUE		329,308
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,070

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006178	CO ISSUED	0	04/20/2022
21006385	NEW CONSTR	276,519	07/10/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2562/1596	5/12/2022	WD	Q	I	01	369,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: YARBROUGH MARGARET						
2506/1961	9/24/2021	WD	U	V	30	195,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W27 FOP=[YR=2022] N4 W13 S10 E12 N6 E1$ W1 S6 W12 S35 FGR=[YR=2022] S21 E20 FOP=[YR=2022] S1 E20 N3 W13 N6 W6 S8 W1$ E1 N21 FST=[YR=2022] N3 W5 S3 E5$ W5 N3 W3 S3 W13$ E13 N3 E8 S16 E6 S6 E13 N60$.

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