LOT 14
HIDEAWAY PHASE 1C OR 2378/1584

EDWARDS JONATHON & JOAN
86645 LAZY LAKE CIR
YULEE, FL 32097

2026

42-2N-27-4374-0014-0000

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

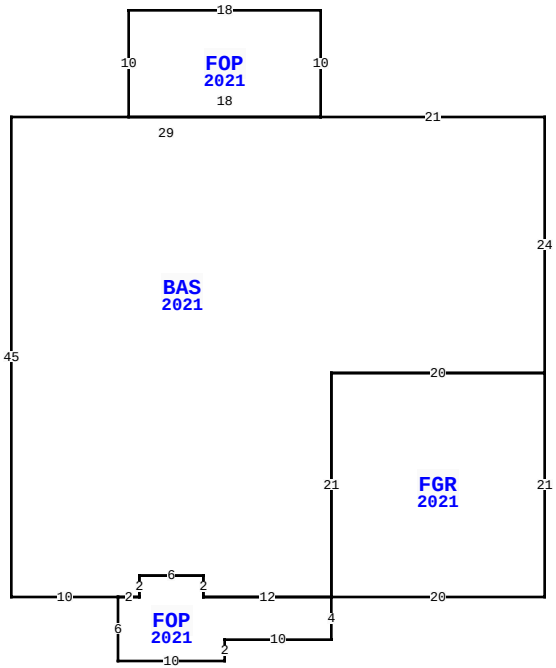
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4071.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,818	100	2021	1,818	226,563
FGR	420	55	2021	231	28,788
FOP	112	30	2021	34	4,237
FOP	180	30	2021	54	6,730
TOTALS	2,530			2,137	266,317

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	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 100% - 2022 Heated Area: 1818 HX Base Yr 2022



86645 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		266,317
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		321,317
SOH/AGL Deduction		26,847
ASSESSED VALUE		294,470
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		243,059
TOTAL JUST VALUE		321,317
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,030

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002299	NEW CONSTR	253,540	02/26/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2854/744	3/13/2026	WD	Q	I	01	383,000
GRANTOR: ELROD DUSTIN K & TEGA						
GRANTEE: EDWARDS JONATHON &						
2482/0793	7/23/2021	WD	Q	I	01	302,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ELROD DUSTIN K & TE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W21 FOP=[YR=2021] N10 W18 S10 E18$ W29 S45 E10
FOP=[YR=2021] S6 E10 N2 E10 N4 FGR=[YR=2021] E20 N21 W20
S21$ W12 N2 W6 S2 W2$ E2 N2 E6 S2 E12 N21 E20 N24$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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