LOT 17
HIDEAWAY PHASE 1C OR 2378/1584

MARKS LIVING TRUST/MARKS DAVID S TRUSTEE
86621 LAZY LANE CIR
YULEE, FL 32097

2026

42-2N-27-4374-0017-0000

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 100
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

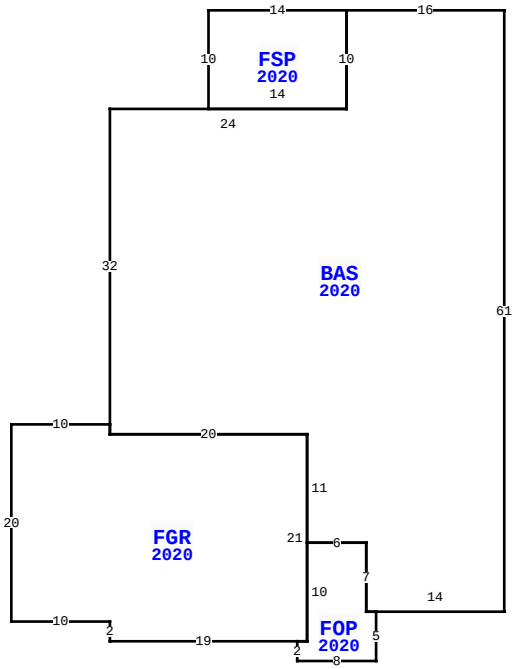
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,798	100	2020	1,798	232,254
FGR	620	55	2020	341	44,048
FOP	79	30	2020	24	3,100
FSP	140	40	2020	56	7,233
TOTALS	2,637			2,219	286,636

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,219	125.5380	131.81	292,486	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2022 Heated Area: 1798 HX Base Yr 2022



86621 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		286,636
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		341,636
SOH/AGL Deduction		59,522
ASSESSED VALUE		282,114
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		230,703
TOTAL JUST VALUE		341,636
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,127

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2100046	CO ISSUED	0	01/08/2021
20009351	NEW CONSTR	254,704	10/07/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2592/1571	9/15/2022	WD	U	I	11	100
GRANTOR: MARKS DAVID S & DEBRA						
GRANTEE: MARKS LIVING TRUST						
2430/0411	1/29/2021	WD	Q	I	02	300,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MARKS DAVID S & DEB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W16 FSP=[YR=2020] W14 S10 E14 N10$ S10 W24 S32
FGR=[YR=2020] W10 S20 E10 S2 E19 FOP=[YR=2020] S2 E8 N5 W1
N7 W6 S10 W1$ E1 N21 W20 N1$ S1 E20 S11 E6 S7 E14 N61$.

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	000134	C	RES POND	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