LOT 18
HIDEAWAY PHASE 1C OR 2378/1584

RANDALL RHONDA LYNN
86613 LAZY LAKE CIRCLE
YULEE, FL 32097

2026

42-2N-27-4374-0018-0000

BUILDING CHARACTERISTICS

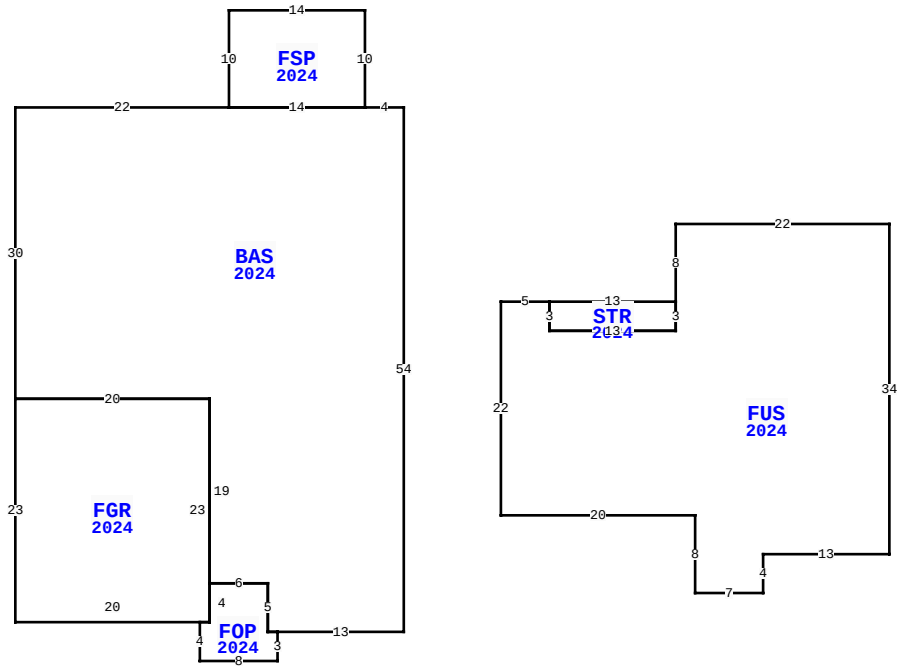
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
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	2024	1,650	174,846
FGR	460	55	2024	253	26,810
FOP	55	30	2024	16	1,695
FSP	140	40	2024	56	5,934
FUS	1,125	100	2024	1,125	119,214
STR	39	10	2024	4	424
TOTALS	3,469			3,104	328,923

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	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2025 Heated Area: 2775 HX Base Yr 2025



86613 LAZY LAKE CIR, YULEE

BLD DATE		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		328,923
TOTAL MARKET OB/XF VALUE		60,000
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		443,923
SOH/AGL Deduction		0
ASSESSED VALUE		443,923
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		392,512
TOTAL JUST VALUE		443,923
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		434,645

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240011877	NEW INGROUND CONC	30,360	10/22/2024
22010158	NEW CONSTR	442,499	07/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2698/1934	3/08/2024	WD	Q	I	01	477,000
GRANTOR: LICWINKO CATHY D & RU						
GRANTEE: RANDALL RHONDA LYNN						
2628/1883	3/31/2023	WD	Q	I	01	440,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: LICWINKO CATHY D &						

BUILDING NOTES

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
5	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2025	2024	05	100	60,000	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E22 E14 E4 S54 W13 W1 N5 W6 N19 W20 N30 $
FGR=[YR=2024;ORIG=10,40] E20 S23 W20 N23 $
FOP=[YR=2024;ORIG=30,59] E6 S5 E1 S3 W8 N4 E1 N4 $
FSP=[YR=2024;ORIG=46,10] W14 N10 E14 S10 $
FUS=[YR=2024;ORIG=60,30] E5 S3 E13 N3 N8 E22 S34 W13 S4 W7 N8 W20 N22 $
STR=[YR=2024;ORIG=65,30] E13 S3 W13 N3 $
.

LAND DESCRIPTION

TOTAL OB/XF 60,000

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 12/18/2024 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS