LOT 20
HIDEAWAY PHASE 1C OR 2378/1584

HOWARD EILEEN C & LANCE T
86618 LAZY LAKE CIRCLE
YULEE, FL 32097

2026

42-2N-27-4374-0020-0000

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

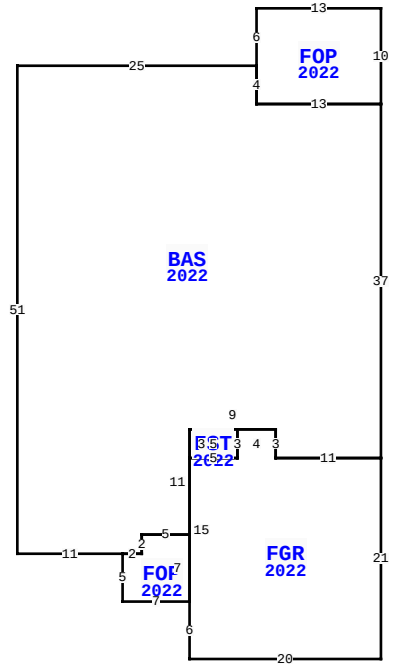
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,649	100	2022	1,649	208,308
FGR	432	55	2022	238	30,065
FOP	45	30	2022	14	1,768
FOP	130	30	2022	39	4,926
FST	15	55	2022	8	1,011
TOTALS	2,271			1,948	246,079

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,948	121.5249	127.60	248,565	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2023 Heated Area: 1649 HX Base Yr 2023



86618 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		246,079
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		301,079
SOH/AGL Deduction		0
ASSESSED VALUE		301,079
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		249,668
TOTAL JUST VALUE		301,079
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,256

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005643	CO ISSUED	0	04/12/2022
21005810	NEW CONSTR	244,796	05/27/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2559/1753	5/02/2022	WD	Q	I	01	362,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HOWARD EILEEN C & L						
2499/1942	9/24/2021	WD	U	V	30	195,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W13 S6 BAS=[YR=2022] W25 S51 E11 FOP=[YR=2022] S5 E7 FGR=[YR=2022] S6 E20 N21 W11 N3 W4 FST=[YR=2022] W5 S3 E5 N3$ S3 W5 S15$ N7 W5 S2 W2$ E2 N2 E5 N11 E9 S3 E11 N37 W13 N4$ S4 E13 N10$.

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