LOT 22
HIDEAWAY PHASE 1C OR 2378/1584

DUNCAN HANS DIETER & LILLEIRA Z
86634 LAZY LAKE CIRCLE
YULEE, FL 32097

2026

42-2N-27-4374-0022-0000

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	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

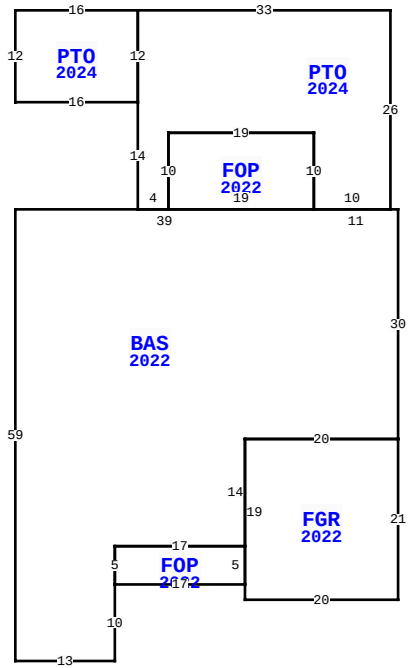
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,115	100	2022	2,115	246,886
FGR	420	55	2022	231	26,965
FOP	85	30	2022	26	3,035
FOP	190	30	2022	57	6,654
PTO	192	5	2024	10	1,167
PTO	668	5	2024	33	3,852
TOTALS	3,670			2,472	288,559

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,472	112.2912	117.91	291,474	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2024 Heated Area: 2115 HX Base Yr



86634 LAZY LAKE CIR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		288,559
TOTAL MARKET OB/XF VALUE		11,182
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		354,741
SOH/AGL Deduction		0
ASSESSED VALUE		354,741
TOTAL EXEMPTION VALUE	13	354,741
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		354,741
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,084

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005664	SCRN ENCL 663SF	22,038	05/01/2023
22010842	CO ISSUED	0	07/18/2022
22000858	NEW CONSTR	347,566	01/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2599/0299	10/26/2022	WD	Q	I	01	420,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: DUNCAN HANS DIETER						
2542/0053	2/24/2022	WD	U	V	30	69,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W11 W39 S59 E13 N10 N5 E17 N14 E20 N30 $
FGR=[YR=2022;ORIG=-20,49] S2 E20 N21 W20 S19 $
FOP=[YR=2022;ORIG=-11,0] N10 W19 S10 E19 $
FOP=[YR=2022;ORIG=-37,49] E17 N5 W17 S5 $
PTO=[YR=2024;ORIG=-1,0] W10 N10 W19 S10 W4 N14 N12 E33 S26 $
PTO=[YR=2024;ORIG=-34,-26] W16 S12 E16 N12 $
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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
2	0911	SCRN RM A	0	100	0	0	668.00	SF	18.00	18.00	100	2024	2023		93	11,182	

LAND DESCRIPTION

TOTAL OB/XF 11,182

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 12/04/2023 BY NW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS