LOT 49
HIDEAWAY PHASE 1C OR 2378/1584

WILSON SALLY G
86784 LAZY LAKE CIRCLE
YULEE, FL 32097

2026

42-2N-27-4374-0049-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

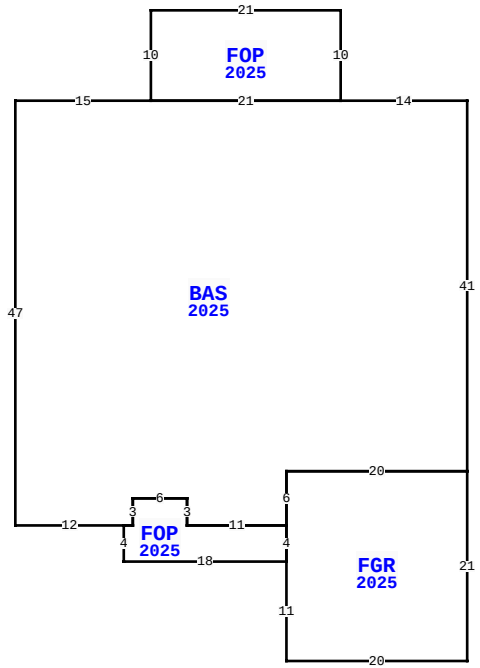
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,212	100	2025	2,212	252,854
FGR	420	55	2025	231	26,406
FOP	90	30	2025	27	3,086
FOP	210	30	2025	63	7,202
TOTALS	2,932			2,533	289,547

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,533	108.8640	114.31	289,547	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2025 Heated Area: 2212 HX Base Yr 2025



86784 LAZY LAKE CIR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		289,547
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		344,547
SOH/AGL Deduction		119,759
ASSESSED VALUE		224,788
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		123,377
TOTAL JUST VALUE		344,547
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		355,553

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240001510	NSFR T-2932 H-221	402,890	02/07/2024
230013448	H2212 G415 P305	402,890	10/19/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2728/674	7/26/2024	WD	Q	I	01	442,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: WILSON SALLY G						
2652/1589	6/28/2023	WD	U	V	30	75,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=90,0] W14 W21 W15 S47 E12 E1 N3 E6 S3 E11 N6 E20 N41 $
FGR=[YR=2025;ORIG=90,62] N21 W20 S6 S4 S11 E20 $
FOP=[YR=2025;ORIG=52,51] N4 E1 N3 E6 S3 E11 S4 W18 $
FOP=[YR=2025;ORIG=55,0] E21 N10 W21 S10 $
.

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 06/18/2024 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS