

LYNCH JOHN & AMANDA
86186 VEGAS BLVD
YULEE, FL 32097

42-2N-27-4370-0002-0510

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 80

Exterior Wall16WD FR STUC 20

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 70

Interior Floo08SHT VINYL 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
1. 1. 100
0 100

Occupancy00NONE 100

Quality05Quality Level 05

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4071.00

TOTALS2,1651,900185,029

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,900114.9148103.71197,04920092009006.1093.90

1 SINGLE FAM - 100% - 2020

Heated Area: 1632

HX Base Yr 2020

FSP2009

BAS2009

FGR2009

OP2009

BLD DATE05/17/2022NW

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

EXTRA FEATURES

86186 VEGAS BLVD, YULEE

LDLNOBXFCODEDESCRIPTIONBLDCAPLWUNITSUTAdjRADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A010000460.00SF6.506.50100200920093912,721

20500FP-PRE FAB0100001.00UT3,500.003,500.00100200920093943,290

LAND DESCRIPTIONTOTAL OB/XF6,011

LDLNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSTYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR10000030.000.001.00LT1.001.001.0050,000.0050,000.0050,000

REVIEW DATE07/14/2020BYNWA

Total Acres: 0.00Total Land Value: 50,000Market: 0Agricultural: 0Common: 50,000

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE185,029

TOTAL MARKET OB/XF VALUE6,011

TOTAL LAND VALUE - MARKET50,000

TOTAL MARKET VALUE241,040

SOH/AGL Deduction58,854

ASSESSED VALUE182,186

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE132,186

TOTAL JUST VALUE241,040

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE206,856

PERMIT NUMDESCRIPTIONAMTISSUED

C22866CO ISSUED001/08/2010

E0922187ELEC OTHER2,00010/01/2009

M0914885H/AC010/01/2009

P0913954OTHER010/01/2009

R12089REPAIR/RRF3,00009/01/2009

B22866NEW CONSTR150,00009/01/2009

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2326/083312/06/2019WDQI01200,000

GRANTOR: TURNER RONALD G & KAR

GRANTEE: LYNCH JOHN & AMANDA

1762/107410/25/2011WDQI01149,000

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: TURNER RONALD G & K

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W21 FSP=[YR=2009] N8 W12 S8 E12 \$ W16 S36
FGR=[YR=2009] S21 E19 N1 FOP=[YR=2009] E7 N2 W1 N4 W6 S6 \$
N20 W19 \$ E19S14 E6 S4 E12 N54 \$.