

LOT 19
IN OR 1936/1379
R433902 & R433903

LEWIS CYNTHIA G
85327 LINDSEY KAY CT
YULEE, FL 32097

2024

42-2N-27-430C-0019-0000



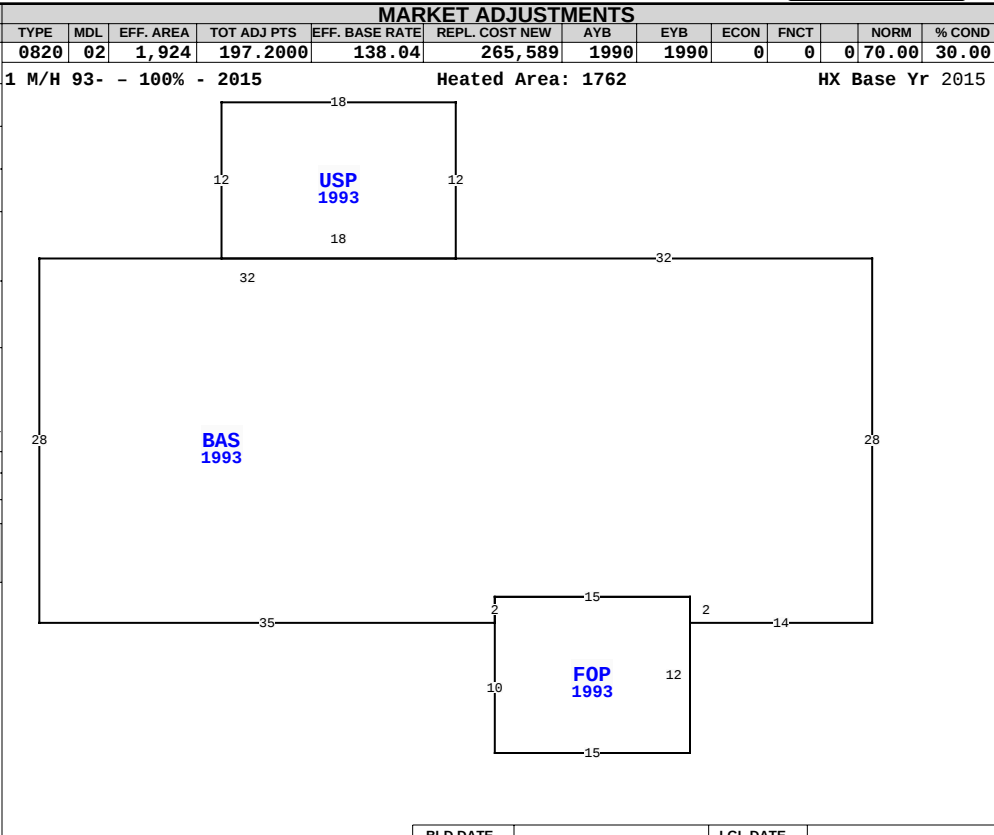
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD4 Adjustme	80	. 100

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,762	100	1,762	72,968
FOP	180	30	54	2,236
USP	216	50	108	4,472
TOTALS	2,158		1,924	79,677

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0810	CONCRETE A	0 100	18	31	558.00	SF	6.50	6.50	100	1994	1994	3
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	000102	C	SFR/MH	100		RM	0.00	0.00	1.00	LT		1.00	1.00



TOTAL OB/XF													
3,826													

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		79,677	
TOTAL MARKET OB/XF VALUE		3,826	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		133,503	
SOH/AGL Deduction		49,451	
ASSESSED VALUE		84,052	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		34,052	
TOTAL JUST VALUE		133,503	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		127,924	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R991612	REPAIR/RRF	2,600	03/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1936/1379	9/05/2014	WD	Q	I	02	110,000	
GRANTOR: NICOL HEIDI SONJA							
GRANTEE: LEWIS CYNTHIA G							
1605/0462	2/12/2009	QC	U	I	11	100	
GRANTOR: RYAN ALFRED C JR TRUS							
GRANTEE: NICOL HEIDI SONJA							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W32 USP=[YR=1993] N12 W18 S12 E18\$ W32 S28 E35 FOP=[YR=1993] S10 E15 N12 W15 S2\$ N2 E15 S2 E14 N28\$.													