

**LYNCH JOHN & AMANDA**  
86186 VEGAS BLVD  
YULEE, FL 32097

# 2025



BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 80  
Exterior Wall16WD FR STUC 20  
Roof Structure03GABLE/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 Stories1. 100  
Units0 100  
Occupancy00NONE 100  
  
Quality06Quality Level 06  
DOR CODE0100SINGLE FAMILY  
MAP NUMMKT AREA04  
NEIGHBORHOOD/LOC4071.00  
AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE  
BAS1,63210020091,632182,147  
FGR39955200921924,443  
FOP38302009111,228  
FSP96402009384,241  
TOTALS2,1651,900212,059

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND  
0100011,900120.1382120.14228,26620092009007.1092.90  
1 SINGLE FAM - 100% - 2020 Heated Area: 1632 HX Base Yr 2020

FSP2009

BAS2009

FGR2009

FOP2009

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD  
Tax Group: 4Tax Dist:  
BUILDING MARKET VALUE212,059  
TOTAL MARKET OB/XF VALUE5,881  
TOTAL LAND VALUE - MARKET50,000  
TOTAL MARKET VALUE267,940  
SOH/AGL Deduction74,846  
ASSESSED VALUE193,094  
TOTAL EXEMPTION VALUEHX HB50,722  
BASE TAXABLE VALUE142,372  
TOTAL JUST VALUE267,940  
NCON VALUE0  
INCOME VALUE  
PREVIOUS YEAR MKT VALUE258,481

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 / VRSN CD SALE PRICE  
2326/083312/06/2019WDQI01200,000  
GRANTOR: TURNER RONALD G & KAR  
GRANTEE: LYNCH JOHN & AMANDA  
1762/107410/25/2011WDDQI01149,000  
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 \$ .

EXTRA FEATURES

LNOBJ/CODEDESCRIPTIONBLDCAPLWUNITSTUTAdj RADJ UNIT PRICORIG CONDDYEAR ONYEAR ACTUALQ% CONDOBJ/XF MKT VALUENOTES  
10810CONCRETE A010000460.00SF6.506.50100200920093892,661  
20500FP-PRE FAB0100001.00UT3,500.003,500.00100200920093923,220

LAND DESCRIPTIONTOTAL OB/XF5,881  
LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSTYPEDTDPTH FACT% CONDDOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHATHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV  
1000100CRRES1000003PUD0.000.001.00LT1.001.001.0050,000.0050,000.0050,000

REVIEW DATE 07/14/2020 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS