LOT 132
THE HIDEAWAY #2 PB 7/233

COUCH LONNIE DALE & LORRAINE LEE
96308 LANG ROAD
YULEE, FL 32097

2025

42-2N-27-4370-0132-0000

BUILDING CHARACTERISTICS

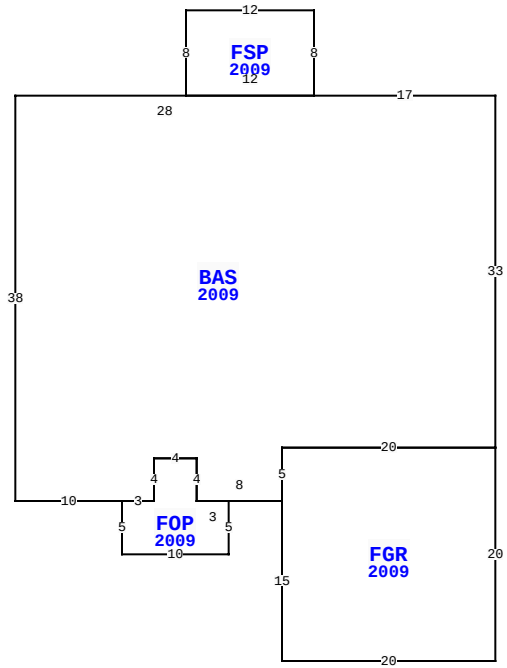
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,594	100	2009	1,594	182,787
FGR	400	55	2009	220	25,228
FOP	66	30	2009	20	2,293
FSP	96	40	2009	38	4,358
TOTALS	2,156			1,872	214,667

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,872	123.9700	123.97	232,072	2009	2009	0	0	0	7.50	92.50

1 SINGLE FAM – 0% - 0 Heated Area: 1594 HX Base Yr



86213 VEGAS BLVD, YULEE

BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	214,667
TOTAL MARKET OB/XF VALUE	2,927
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	267,594
SOH/AGL Deduction	2,110
ASSESSED VALUE	265,484
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	265,484
TOTAL JUST VALUE	267,594
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	257,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22103	CO ISSUED	0	04/03/2009
E21540	ELEC OTHER	2,000	01/01/2009
M14321	MECH OTHER	150,000	01/01/2009
R11686	REPAIR/RRF	8,000	12/01/2008
B22103	NEW CONSTR	150,000	12/01/2008
P13593	OTHER	0	12/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2353/1771	4/14/2020	WD	Q	I	01	230,000
GRANTOR: THOMPSON JAMES D & JO						
GRANTEE: COUCH LONNIE DALE &						
1623/1242	5/21/2009	WD	Q	I	01	167,071
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: THOMPSON JAMES D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W17 FSP=[YR=2009] N8 W12 S8 E12$ W28 S38 E10
FOP=[YR=2009] S5 E10 N5 W3 N4 W4 S4 W3$ E3 N4 E4 S4 E8
FGR=[YR=2009] S15 E20 N20 W20 S5$ N5 E20 N33$.

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
1	0811	CONCRETE B	0	0	0	0	535.00	SF	5.20	5.20	100	2009	2009	3	89	2,476	
2	0810	CONCRETE A	0	0	26	3	78.00	SF	6.50	6.50	100	2009	2009	3	89	451	

LAND DESCRIPTION

TOTAL OB/XF 2,927

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	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 03/26/2019 BY SBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS