LOT 2-38
THE HIDEAWAY #2 PB 7/233

LEWIS ALLEN D
86042 SANDS WAY
YULEE, FL 32097

2026

42-2N-27-4370-0002-0380

BUILDING CHARACTERISTICS

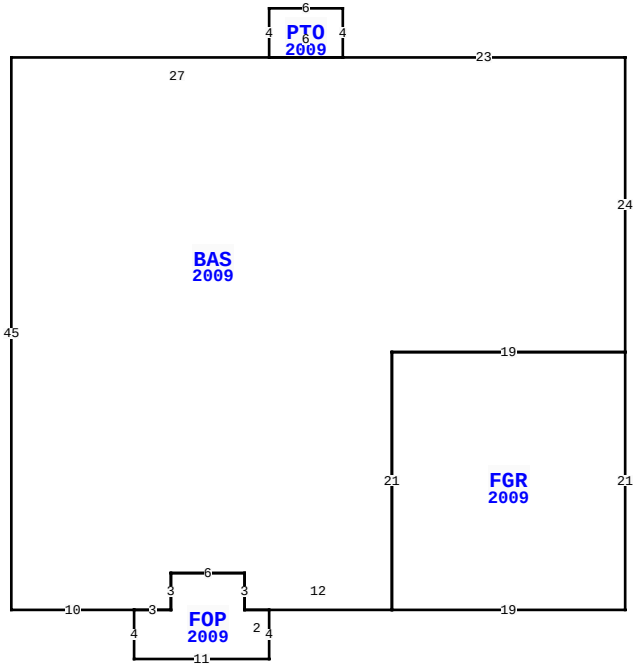
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	1,833	100	2009	1,833	195,516
FGR	399	55	2009	219	23,360
FOP	62	30	2009	19	2,027
PTO	24	5	2009	1	107
TOTALS	2,318			2,072	221,008

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,072	110.0001	115.50	239,316	2009	2009	0	0	0	7.65	92.35

1 SINGLE FAM 100% - 2021 Heated Area: 1833 HX Base Yr 2021



86042 SANDS WAY, YULEE

BLD DATE	05/17/2022	NW	LGL DATE		
XF DATE	01/28/2020	KKA	LAND DATE	03/27/2026	MLU
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		221,008
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		276,008
SOH/AGL Deduction		52,428
ASSESSED VALUE		223,580
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		172,169
TOTAL JUST VALUE		276,008
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,070

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22004	CO ISSUED	0	09/15/2009
M14623	MECH OTHER	0	06/01/2009
P13789	OTHER	0	06/01/2009
R11600	REPAIR/RRF	2,800	10/01/2008
B22004	NEW CONSTR	150,480	10/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2394/0799	9/14/2020	WD	Q	I	01	242,500
GRANTOR: BEHRMAN HARRIS R & ME						
GRANTEE: LEWIS ALLEN D						
1975/0768	4/17/2015	WD	Q	I	01	171,500
GRANTOR: FANCHER KYLE E & MELI						
GRANTEE: BEHRMAN HARRIS R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W23 PTO=[YR=2009] N4 W6 S4 E6$ W27 S45 E10
FOP=[YR=2009] S4 E11 N4 W2 N3 W6 S3 W3$ E3 N3 E6 S3 E12
FGR=[YR=2009] E19 N21 W19 S21$ N21 E19 N24$.

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS