LOT 2-51
THE HIDEAWAY #2 PB 7/233

LYNCH JOHN & AMANDA
86186 VEGAS BLVD
YULEE, FL 32097

2026

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

BUILDING CHARACTERISTICS

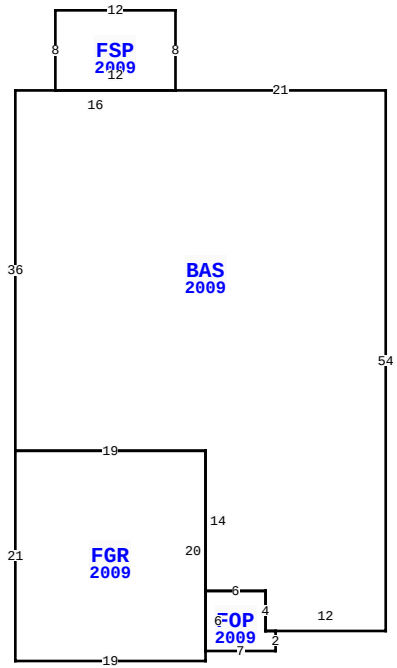
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,632	100	2009	1,632	173,688
FGR	399	55	2009	219	23,307
FOP	38	30	2009	11	1,171
FSP	96	40	2009	38	4,044
TOTALS	2,165			1,900	202,210

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,900	109.6914	115.18	218,842	2009	2009	0	0	0	7.60	92.40

1 SINGLE FAM 100% - 2020 Heated Area: 1632 HX Base Yr 2020



86186 VEGAS BLVD, YULEE

BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE		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		202,210
TOTAL MARKET OB/XF VALUE		3,185
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		260,395
SOH/AGL Deduction		62,087
ASSESSED VALUE		198,308
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		146,897
TOTAL JUST VALUE		260,395
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22866	CO ISSUED	0	01/08/2010
E0922187	ELEC OTHER	2,000	10/01/2009
M0914885	H/AC	0	10/01/2009
P0913954	OTHER	0	10/01/2009
R12089	REPAIR/RRF	3,000	09/01/2009
B22866	NEW CONSTR	150,000	09/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2326/0833	12/06/2019	WD	Q	I	01	200,000
GRANTOR: TURNER RONALD G & KAR						
GRANTEE: LYNCH JOHN & AMANDA						
1762/1074	10/25/2011	WD	Q	I	01	149,000
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

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	91	3,185	

LAND DESCRIPTION

TOTAL OB/XF 3,185

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