LOT 15
IN OR 1153/284
R672875 & R672876

KAY CHRISTINE H
PO BOX 104
YULEE, FL 32041

2023

42-2N-27-430C-0015-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 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
Quality	03	Quality Level 03

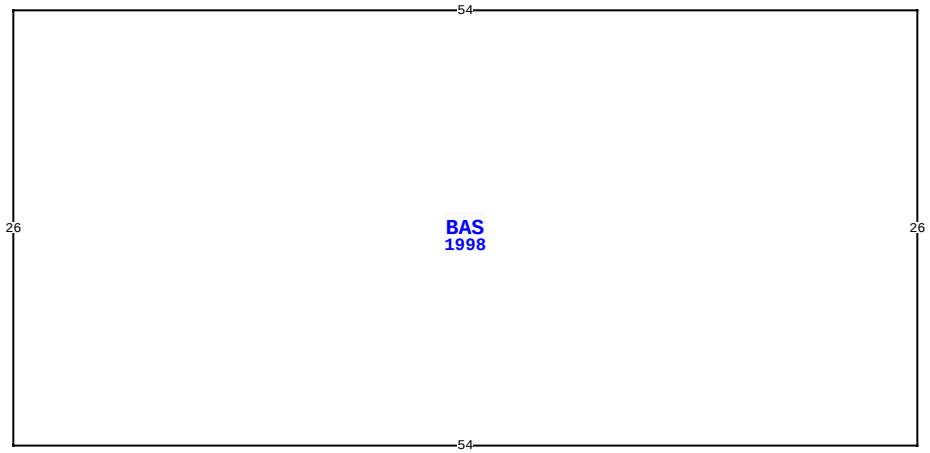
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	28,796
TOTALS	1,404		1,404	28,796

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	HI	NORM	% COND
0800	02	1,404	117.2000	82.04	115,184	1994	1994	0	0	5	70.00	25.00

1 M/H 94+ – 100% - 2004 Heated Area: 1404 HX Base Yr 2004



85253 LINDSEY KAY CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		28,796
TOTAL MARKET OB/XF VALUE		240
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		79,036
SOH/AGL Deduction		27,620
ASSESSED VALUE		51,416
TOTAL EXEMPTION VALUE	HX HB	26,416
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		79,036
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		64,922

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-576	MH MOVE-ON	26,000	07/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1153/0284	7/14/2003	WD	Q	I		84,000
GRANTOR: SCREWS SHEILA D						
GRANTEE: KAY CHRISTINE H						
0681/0626	5/21/1993	WD	Q	I		11,500
GRANTOR: LAWHON & SHEFFIELD						
GRANTEE: SCREWS SHEILA D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W54 S26 E54 N26$.

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	1242	WD DECK A	0	100	10	12	120.00	SF	10.00	10.00	100	1994	1994	3	20	240	

LAND DESCRIPTION

TOTAL OB/XF 240

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	000102	C	SFR/MH	100		RMH	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/08/2019 BY SB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS