LOT 21
IN OR 1564/1399
CLAXTON ACRES PB 5/257

DIDELIS CYNTHIA K & JOHN J
85359 LINDSEY KAY COURT
YULEE, FL 32097

2023

42-2N-27-430C-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

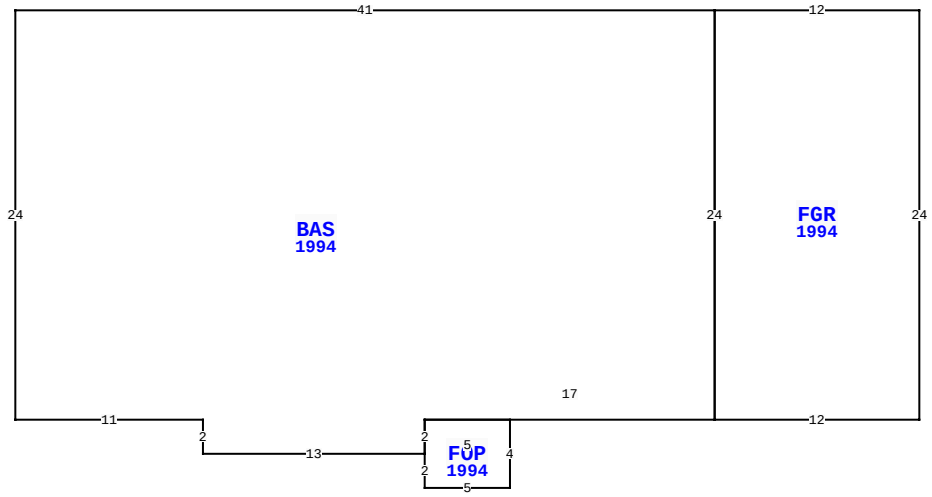
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,010	100	1,010	89,799
FGR	288	55	158	14,047
FOP	20	30	6	533
TOTALS	1,318		1,174	104,380

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,174	111.0000	100.18	117,611	1994	1999	0	0	0	11.25	88.75

1 SINGLE FAM – 100% - 0 Heated Area: 1010 HX Base Yr



85359 LINDSEY KAY CT, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		104,380
TOTAL MARKET OB/XF VALUE		3,634
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		158,014
SOH/AGL Deduction		74,448
ASSESSED VALUE		83,566
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		33,566
TOTAL JUST VALUE		158,014
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,841

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005759	ROOF	7,253	07/21/2020
M004180	CHNGE SRVC	4,100	01/01/2000
94-00749	NEW CONSTR	51,204	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1564/1399	5/05/2008	QC	U	I	07	100
GRANTOR: DIDELIS CYNTHIA K (ST						
GRANTEE: DIDELIS CYNTHIA K &						
1201/1887	1/15/2004	QC	U	I	01	100
GRANTOR: STENGEL CYNTHIA K						
GRANTEE: DIDELIS CYNTHIA & J						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1994] W12 BAS=[YR=1994] W41 S24 E11 S2 E13
FOP=[YR=1994] S2 E5 N4 W5 S2$ N2 E17 N24$ S24 E12 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
1	0811	CONCRETE B	0	100	0	0	682.00	SF	5.20	5.20	100	1994	1994	3	70	2,482	
2	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	1999	1999	3	20	1,152	

LAND DESCRIPTION

TOTAL OB/XF 3,634

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	SFR	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 12/04/2020 BY NWX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS