LOT 24
R497407 & R497408
CLAXTON ACRES PB 5/257

DIXON JOE
85362 LINDSEY KAY CT
YULEE, FL 32097

2023

42-2N-27-430C-0024-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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	05	Quality Level 05

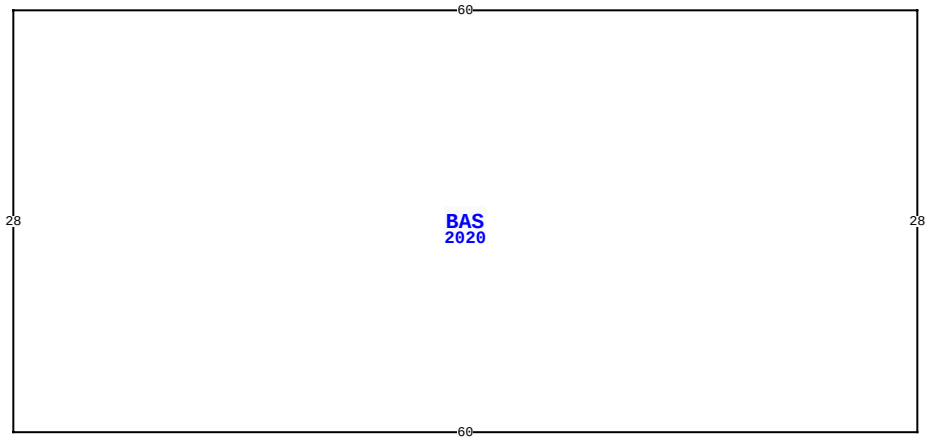
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	160,425
TOTALS	1,680		1,680	160,425

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,680	139.2000	97.44	163,699	2020	2020	0	0	0	2.00	98.00

2 M/H 94+ – 100% - 2021 Heated Area: 1680 HX Base Yr 2021



85362 LINDSEY KAY CT, YULEE

BLD DATE	05/06/2008 KJ J	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		160,425
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		210,425
SOH/AGL Deduction		49,994
ASSESSED VALUE		160,431
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		110,431
TOTAL JUST VALUE		210,425
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,758

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011233	CO ISSUED	0	11/17/2020
94-0224	REPAIR/RRF	442	06/01/1994
8418	MH MOVE-ON	18,900	01/14/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	5/27/2020	CN	U	I	30	70,000
GRANTOR: CRUZ JENNIFER N F/K/A						
GRANTEE: DIXON JOE						
1522/1429	8/31/2007	QC	U	I	07	100
GRANTOR: JONES KENNETH K						
GRANTEE: SCHMIDT JENNIFER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W60 S28 E60 N28$.

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