

LOT 27
IN OR 1703/12
R433495 & R433496

HUGHES CHARLIE RAY & BEVERLY A
85312 LINDSEY KAY COURT
YULEE, FL 32097

2023

42-2N-27-430C-0027-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4											
Exterior Wall	05	AVERAGE 100	0820	02	1,210	123.2000	80.08	96,897	1991	1991	0	0	70.00	30.00	VALUATION BY STANDARD											
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 2011												Heated Area: 1152 HX Base Yr 2011											
Roof Cover	12	MODULAR MT 100	23 10 UOP 1993 10 25 23 BAS 1993 24 24 48																							
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																								
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	1,152	100	1,152	27,676																						
UOP	230	25	58	1,394																						
TOTALS			1,382			1,210											29,069									
EXTRA FEATURES			85312 LINDSEY KAY CT, YULEE																							
L N	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	8	8	64.00	SF	10.00	10.00	100	1991	1991	3	20	128											
3	0810	CONCRETE A	0 100	24	20	480.00	SF	6.50	6.50	100	1994	1994	3	70	2,184											
4	0511	GARAGE CB-	0 100	24	32	768.00	SF	40.00	40.00	100	1994	1994	3	70	21,504											
5	1242	WD DECK A	0 100	0	0	89.00	SF	10.00	10.00	100	2001	2001	3	20	178											
LAND DESCRIPTION																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 09/19/2018 BY SBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS																										