

LOT 18
CLAXTON ACRES PB 5/257

THURMAN KENNITH E
85305 LINDSEY KAY COURT
YULEE, FL 32097

2024

42-2N-27-430C-0018-0000



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	13	LVT/LAMMT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

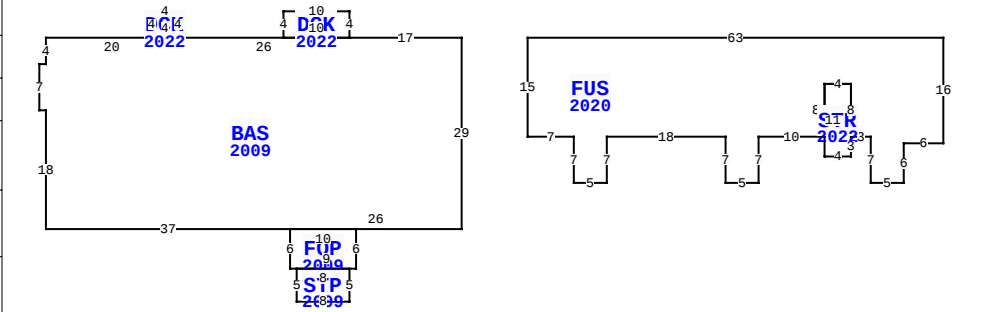
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,834	100	1,834	169,340
DCK	16	10	2	184
DCK	40	10	4	369
FOP	60	30	18	1,662
FUS	1,024	100	1,024	94,550
STP	40	10	4	369
STR	44	10	4	369
TOTALS	3,058		2,890	266,845

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0940	SHEDS/PORT	0 100	10	12	120.00	SF	20.10	20.10	100	1992	1992	3
2	0812	CONCRETE C	0 100	0	0	1,351.00	SF	4.00	4.00	100	2016	2016	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	SFR	100		RM	0.00	0.00	1.00	LT		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0200	01	2,890	117.1804	93.74	270,909	2009	2019	0	0	0	1.50	98.50	
1 SFR MODULR - 100% - 2024 Heated Area: 2858 HX Base Yr 2024													



85305 LINDSEY KAY CT, YULEE										BLD DATE						LGL DATE	
										XF DATE						LAND DATE	
										INC DATE						AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES							
120.00	SF	20.10	20.10	100	1992	1992	3	20	482								
1,351.00	SF	4.00	4.00	100	2016	2016	3	96	5,188								

TOTAL OB/XF													
5,670													

NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		283,551			
TOTAL MARKET OB/XF VALUE		5,670			
TOTAL LAND VALUE - MARKET		50,000			
TOTAL MARKET VALUE		339,221			
SOH/AGL Deduction		0			
ASSESSED VALUE		339,221			
TOTAL EXEMPTION VALUE		HX HB 50,000			
BASE TAXABLE VALUE		289,221			
TOTAL JUST VALUE		339,221			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		324,071			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632180	MTLBLDG	0	04/26/2016
C22287	CO ISSUED	0	04/28/2009
B22287	NEW CONSTR	0	02/01/2009
E21605	ELEC OTHER	0	02/01/2009
M14386	MECH OTHER	0	02/01/2009
P13671	OTHER	0	02/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2587/0075	8/26/2022	WD	Q	I	01	435,000
GRANTOR: NORTH EAST FLORIDA HO						
GRANTEE: THURMAN KENNITH E						
2546/0881	3/10/2022	WD	Q	I	01	312,000
GRANTOR: JONES MIRANDA M & KEN						
GRANTEE: NORTH EAST FLORIDA						

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2009] W17 DCK=[YR=2022] N4 W10 S4 E10\$ W26 DCK=[YR=2022] N4 W4 S4 E4\$ W20 S4 W1 S7 E1 S18 E37 FOP=[YR=2009] S6 E1 STP=[YR=2009] S5 E8 N5 W8\$ E9 N6W10 \$ E26 N29\$ PTR=E10 FUS=[YR=2020] E63 S16 W6 S6 W5 N7 W3 STR=[YR=2022] N8 W4 S11 E4 N3\$ N8 W4 S8 W10 S7 W5 N7 W18 S7 W5 N7 W7 N15\$ W10\$.													

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