LOT 23
IN OR 1499/1834
R816118 & R816119

FRANK JAY M
85374 LINDSEY KAY CT
YULEE, FL 32097

2024

42-2N-27-430C-0023-0000

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 90
Interior Floo	08	SHT VINYL 10
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

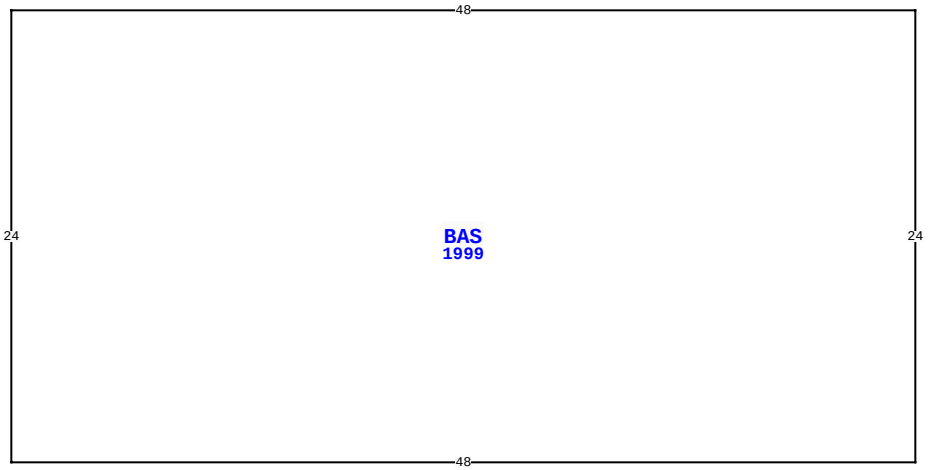
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	30,482
TOTALS	1,152		1,152	30,482

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	117.6000	88.20	101,606	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2008 Heated Area: 1152 HX Base Yr 2008



85374 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		30,482
TOTAL MARKET OB/XF VALUE		460
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		80,942
SOH/AGL Deduction		30,340
ASSESSED VALUE		50,602
TOTAL EXEMPTION VALUE	HX HB	25,602
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		80,942
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		83,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-1056	MH MOVE-ON	0	09/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1499/1834	5/18/2007	WD	Q	I		76,000
GRANTOR: STARLING KENNETH C						
GRANTEE: FRANK JAY M						
0738/0787	9/05/1995	WD	Q	I		14,500
GRANTOR: LAWHON & SHEFFIELD						
GRANTEE: STARLING KENNETH C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W48 S24 E48 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	1242	WD DECK A	0	100	0	0	34.00	SF	10.00	10.00	100	2001	2001	3	20	68	
2	1242	WD DECK A	0	100	0	0	40.00	SF	10.00	10.00	100	2001	2001	3	20	80	
3	1242	WD DECK A	0	100	0	0	156.00	SF	10.00	10.00	100	2001	2001	3	20	312	

LAND DESCRIPTION

TOTAL OB/XF 460

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		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS