LOT 15
IN OR 1153/284
R672875 & R672876

KAY CHRISTINE H
85253 LINDSEY KAY CT
YULEE, FL 32097

**2025**

**42-2N-27-430C-0015-0000**

## NASSAU COUNTY PROPERTY



### 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 | 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 |

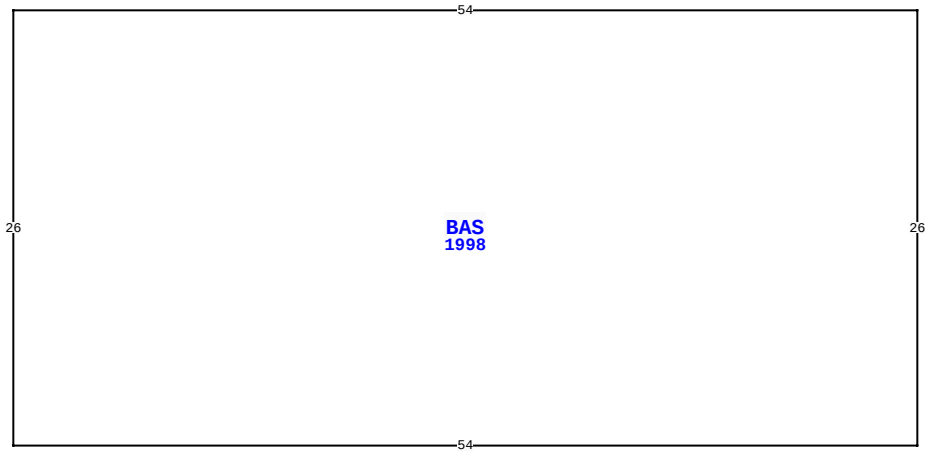
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4048.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,404 | 100 | 1998 | 1,404 | 55,946 |
| TOTALS | 1,404 | | | 1,404 | 55,946 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,404 | 117.2000 | 99.62 | 139,866 | 1994 | 1998 | 0 | 0 | 0 | 60.00 | 40.00 |

1 M/H 94+ – 100% - 2004 Heated Area: 1404 HX Base Yr 2004




85253 LINDSEY KAY CT, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 55,946 |
| TOTAL MARKET OB/XF VALUE | | 240 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 116,186 |
| SOH/AGL Deduction | | 61,692 |
| ASSESSED VALUE | | 54,494 |
| TOTAL EXEMPTION VALUE | HX HB | 29,494 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 116,186 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 102,073 |

DW/MH VIN: GMHGA315941659(A/B)

1994 GENE__ R672875 & R672876

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 94-576 | MH MOVE-ON | 26,000 | 07/01/1994 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1153/0284 | 7/14/2003 | WD | Q | I | | 84,000 |
| GRANTOR: SCREWS SHEILA D | | | | | | |
| GRANTEE: KAY CHRISTINE H | | | | | | |
| 0681/0626 | 5/21/1993 | WD | Q | I | | 11,500 |
| GRANTOR: LAWHON & SHEFFIELD | | | | | | |
| GRANTEE: SCREWS SHEILA D | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1998] W54 S26 E54 N26$.

### 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 | 10 | 12 | 120.00 | SF | 10.00 | 10.00 | 100 | 1994 | 1994 | 3 | 20 | 240 | |

### LAND DESCRIPTION

TOTAL OB/XF 240

| 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 | RES | 100 | | RM | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 60,000.00 | 60,000.00 | 60,000 | | | | | | | |

REVIEW DATE 04/05/2024 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS