LOT 19
IN OR 1936/1379
R433902 & R433903

LEWIS CYNTHIA G
85327 LINDSEY KAY CT
YULEE, FL 32097

2025

42-2N-27-430C-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

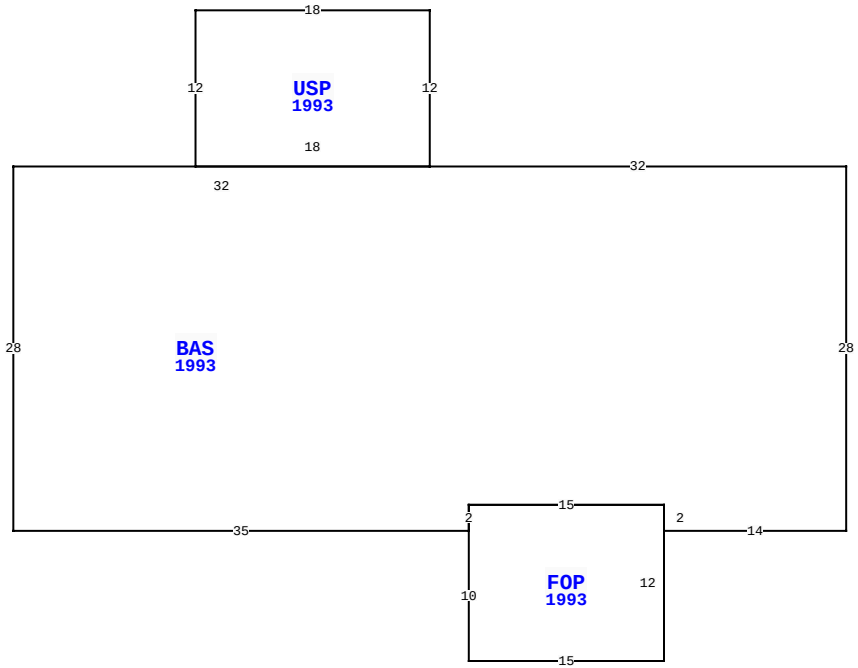
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD4 Adjustme	80	. 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	1,762	100	1993	1,762	83,392
FOP	180	30	1993	54	2,556
USP	216	50	1993	108	5,111
TOTALS	2,158			1,924	91,059

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,924	197.2000	157.76	303,530	1990	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2015 Heated Area: 1762 HX Base Yr 2015



85327 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		91,059
TOTAL MARKET OB/XF VALUE		7,614
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		158,673
SOH/AGL Deduction		68,283
ASSESSED VALUE		90,390
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		39,668
TOTAL JUST VALUE		158,673
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,503

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R991612	REPAIR/RRF	2,600	03/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1936/1379	9/05/2014	WD	Q	I	02	110,000
GRANTOR: NICOL HEIDI SONJA						
GRANTEE: LEWIS CYNTHIA G						
1605/0462	2/12/2009	QC	U	I	11	100
GRANTOR: RYAN ALFRED C JR TRUS						
GRANTEE: NICOL HEIDI SONJA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 USP=[YR=1993] N12 W18 S12 E18$ W32 S28 E35
FOP=[YR=1993] S10 E15 N12 W15 S2$ N2 E15 S2 E14 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
1	0810	CONCRETE A	0	100	18	31	558.00	SF	6.50	6.50	100	1994	1994	3	66	2,394	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	66	1,320	
3	0351	CARPORT MT	0	100	30	20	600.00	SF	10.00	10.00	100	2025	2015		65	3,900	

LAND DESCRIPTION

TOTAL OB/XF 7,614

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS