LOT 20
IN OR 1025/1740
CLAXTON ACRES PB 5/257

GREEN JEREMY
85345 LINDSEY KAY COURT
YULEE, FL 32097

2025

42-2N-27-430C-0020-0000

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
Quality	03	Quality Level 03

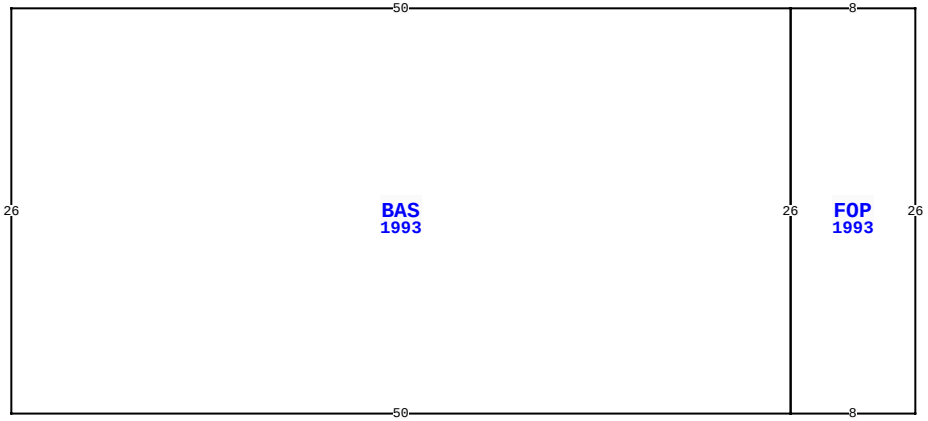
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	1993	1,300	36,566
FOP	208	30	1993	62	1,744
TOTALS	1,508			1,362	38,310

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,362	117.2000	93.76	127,701	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2002 Heated Area: 1300 HX Base Yr 2002



85345 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		38,310
TOTAL MARKET OB/XF VALUE		51
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		98,361
SOH/AGL Deduction		53,059
ASSESSED VALUE		45,302
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		20,302
TOTAL JUST VALUE		98,361
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		83,572

PERMIT NUM	DESCRIPTION	AMT	ISSUED
298	MH MOVE-ON	33,000	12/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1025/1740	12/19/2001	WD	Q	I		78,000
GRANTOR: STOKES MATTHEW E & FA						
GRANTEE: GREEN JEREMY						
0750/0792	2/02/1996	WD	U	I	07	100
GRANTOR: STENGEL HERBERT F & M						
GRANTEE: STOKES MATTHEW E &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W8 BAS=[YR=1993] W50 S26 E50 N26$ S26 E8 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	1243	WD DECK F	0	100	4	8	32.00	SF	8.00	8.00	100	1993	1993	3	20	51	

LAND DESCRIPTION

TOTAL OB/XF 51

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