

LOT 21
IN OR 1564/1399
CLAXTON ACRES PB 5/257

DIDELIS CYNTHIA K & JOHN J
85359 LINDSEY KAY COURT
YULEE, FL 32097

2025

42-2N-27-430C-0021-0000



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	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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	1,010	100	1994	1,010	103,331
BAS	288	100	2025	288	29,465
FOP	20	30	1994	6	614
PTO	256	5	2025	13	1,330
TOTALS	1,574			1,317	134,739

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	682.00	SF	5.20	5.20	
2	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		RM	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,317	113.3600	113.36	149,295	1994	2004	0	0	0	9.75	90.25	
1 SINGLE FAM - 100% - 0													
Heated Area: 1298													
HX Base Yr													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
85359 LINDSEY KAY CT, YULEE													
05/09/2025 MLU													

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
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VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						134,739					
TOTAL MARKET OB/XF VALUE						3,493					
TOTAL LAND VALUE - MARKET						60,000					
TOTAL MARKET VALUE						198,232					
SOH/AGL Deduction						109,663					
ASSESSED VALUE						88,569					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						37,847					
TOTAL JUST VALUE						198,232					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						162,816					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240013691	26X30 - GARAGE (T	50,583	12/11/2024
20005759	ROOF	7,253	07/21/2020
M004180	CHNGE SRVC	4,100	01/01/2000
94-00749	NEW CONSTR	51,204	01/01/1994

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1564/1399	5/05/2008	QC	U	I	07	100			
GRANTOR: DIDE LIS CYNTHIA K (ST									
GRANTEE: DIDE LIS CYNTHIA K &									
1201/1887	1/15/2004	QC	Q	I	01	100			
GRANTOR: STENGEL CYNTHIA K									
GRANTEE: DIDE LIS CYNTHIA & J									
BUILDING NOTES									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1994;ORIG=-12,0] W20 W21 S24 E11 S2 E13 N2 E17 N24 \$											
BAS=[YR=2025;ORIG=0,0] W12 S24 E12 N24 \$											
PTO=[YR=2025;ORIG=0,0] W12 W20 N8 E32 S8 \$											
FOP=[YR=1994;ORIG=-29,26] S2 E5 N4 W5 S2 \$											