LOT 26
IN OR 2033/1821
R498287 & R498288

ACOSTA BENJAMIN FRANKLIN L/E/
85326 LINDSEY KAY COURT
YULEE, FL 32097

2025

42-2N-27-430C-0026-0000

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

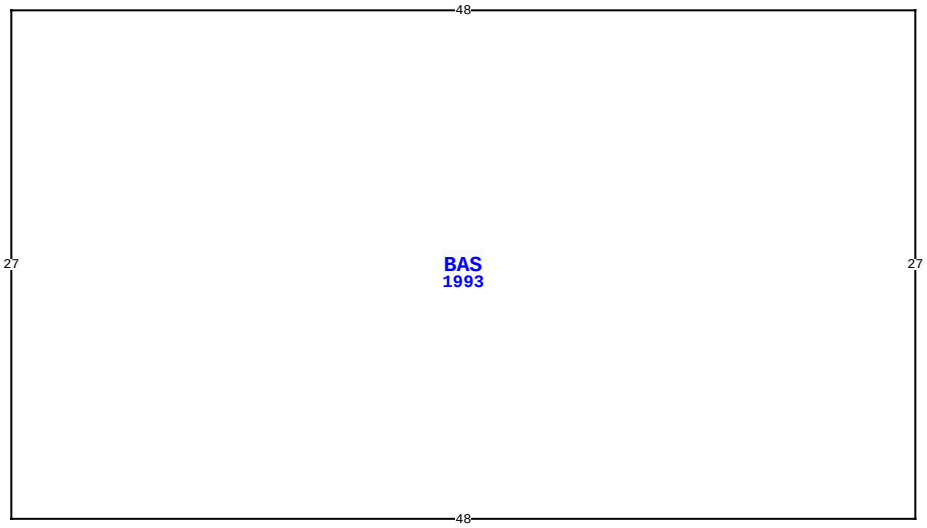
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1993	1,296	36,578
TOTALS	1,296			1,296	36,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,296	117.6000	94.08	121,928	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2000 Heated Area: 1296 HX Base Yr 2000



85326 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		36,578
TOTAL MARKET OB/XF VALUE		7,187
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		103,765
SOH/AGL Deduction		51,724
ASSESSED VALUE		52,041
TOTAL EXEMPTION VALUE	HX HB WR	32,041
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		103,765
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		89,468

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014923	ADDITION	10,768	10/28/2021
E985375	NEW CONSTR	300	11/01/1998
B985435	GARAGE	14,000	10/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2033/1821	3/14/2016	WD	U	I	11	100
GRANTOR: ACOSTA BENJAMIN FRANK						
GRANTEE: BEARDEN KIMBERLY EL						
0882/0024	5/06/1999	WD	U	I	07	100
GRANTOR: VELEZ EDWIN & INEZ						
GRANTEE: ACOSTA BENJAMIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S27 E48 N27$.

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	6	60.00	SF	10.00	10.00	100	1998	1998	3	20	120	
2	0810	CONCRETE A	0	100	8	24	192.00	SF	6.50	6.50	100	1998	1998	3	73	911	
3	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	1998	1998	3	25	5,040	
4	0351	CARPORT MT	0	100	20	20	400.00	SF	3.00	3.00	100	2022	2022	3	93	1,116	

LAND DESCRIPTION

TOTAL OB/XF 7,187

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 03/18/2022 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS