LOT 27
IN OR 1703/12
R433495 & R433496

HUGHES BEVERLY A
85312 LINDSEY KAY COURT
YULEE, FL 32097

2025

42-2N-27-430C-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

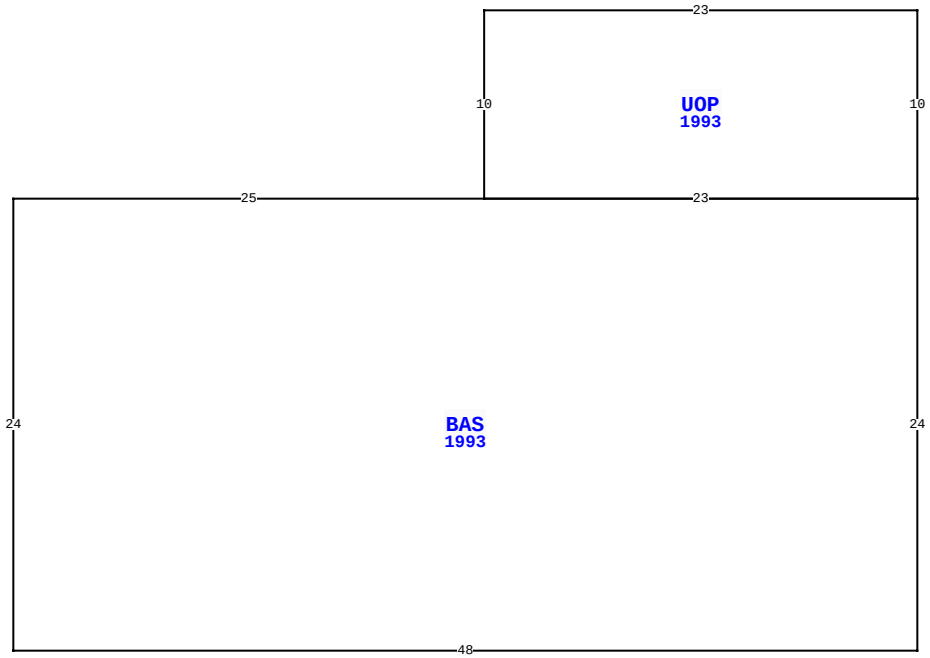
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,152	100	1993	1,152	34,062
UOP	230	25	1993	58	1,715
TOTALS	1,382			1,210	35,777

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,210	123.2000	98.56	119,258	1991	1991	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2011 Heated Area: 1152 HX Base Yr 2011



85312 LINDSEY KAY CT, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		35,777
TOTAL MARKET OB/XF VALUE		22,640
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		118,417
SOH/AGL Deduction		61,055
ASSESSED VALUE		57,362
TOTAL EXEMPTION VALUE	HX HB SX WX	57,362
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		118,417
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-01227	GARAGE	13,506	08/01/1994
8927	MH MOVE-ON	29,230	06/08/1992
8577	MH MOVE-ON	25,000	06/12/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1703/0012	10/01/2010	WD	U	I	18	37,300
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: HUGHES CHARLIE RAY						
1678/0696	5/24/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: WELLS FARGO BANK N						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W23 S10 BAS=[YR=1993] W25 S24 E48 N24 W23$
E23 N10$.

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	8	8	64.00	SF	10.00	10.00	100	1991	1991	3	20	128	
2	0810	CONCRETE A	0	100	24	20	480.00	SF	6.50	6.50	100	1994	1994	3	66	2,059	
3	0511	GARAGE CB-	0	100	24	32	768.00	SF	40.00	40.00	100	1994	1994	3	66	20,275	
4	1242	WD DECK A	0	100	0	0	89.00	SF	10.00	10.00	100	2001	2001	3	20	178	

LAND DESCRIPTION

TOTAL OB/XF 22,640

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