TRACT 68
IN OR 2210/1231
YULEE HILLS PB 4/31

LINDSEY JAMES K & TERESA
85291 CLAXTON RD
YULEE, FL 32097

2025

51-3N-27-4881-0068-0000

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	0	0 100
Units		0 100
Quality	03	Quality Level 03

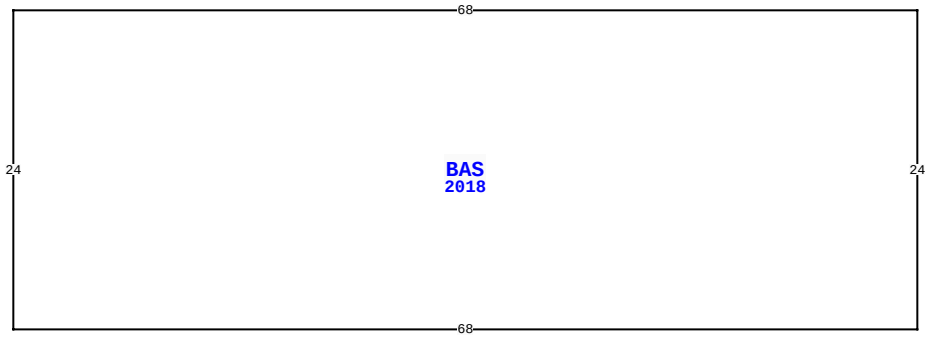
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4040.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,632	100	2018	1,632	68,284
TOTALS	1,632			1,632	68,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,632	117.2000	99.62	162,580	1999	1999	0	0	0	58.00	42.00

2 M/H 94+ – 0% - 0 Heated Area: 1632 HX Base Yr



86090 JEAN RD, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	68,284
TOTAL MARKET OB/XF VALUE	3,375
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	156,659
SOH/AGL Deduction	27,831
ASSESSED VALUE	128,828
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	128,828
TOTAL JUST VALUE	156,659
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	146,624

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2210/1231	7/13/2018	WD	U	I	30	5,100
GRANTOR: LINDSEY JAMES K						
GRANTEE: LINDSEY JAMES K & T						
1820/0242	10/18/2012	QC	U	I	11	100
GRANTOR: KRACOR SOUTH INC						
GRANTEE: LINDSEY JAMES K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W68 S24 E68 N24$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
2	1242	WD DECK A	0	0	8	15	120.00	SF	10.00	10.00	100	2011	2011	3	45	540	

LAND DESCRIPTION

TOTAL OB/XF 3,375

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	0	0006	RM	153.00	285.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS