LOT 15
IN OR 1153/284
R672875 & R672876

KAY CHRISTINE H
85253 LINDSEY KAY CT
YULEE, FL 32097

2026

42-2N-27-430C-0015-0000

NASSAU COUNTY PROPERTY

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
Quality	03	Quality Level 03

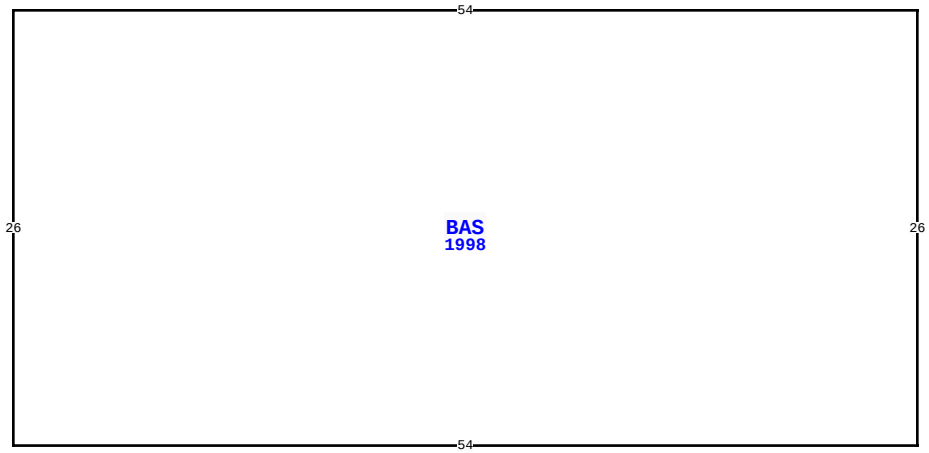
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1998	1,404	51,833
TOTALS	1,404			1,404	51,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	117.2000	105.48	148,094	1994	1998	0	0	0	65.00	35.00

1 M/H 94+ 100% - 2004 Heated Area: 1404 HX Base Yr 2004



85253 LINDSEY KAY CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		51,833
TOTAL MARKET OB/XF VALUE		240
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		117,073
SOH/AGL Deduction		61,108
ASSESSED VALUE		55,965
TOTAL EXEMPTION VALUE	HX HB	30,965
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		117,073
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		116,186

DW/MH VIN: GMHGA315941659(A/B) _ TITLE: 66043259 &

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-576	MH MOVE-ON	26,000	07/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1153/0284	7/14/2003	WD	Q	I		84,000
GRANTOR: SCREWS SHEILA D						
GRANTEE: KAY CHRISTINE H						
0681/0626	5/21/1993	WD	Q	I		11,500
GRANTOR: LAWHON & SHEFFIELD						
GRANTEE: SCREWS SHEILA D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W54 S26 E54 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	1242	WD DECK A	0	100	10	12	120.00	SF	10.00	10.00	100	1994	1994	3	20	240	

LAND DESCRIPTION

TOTAL OB/XF 240

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	0006	RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 04/05/2024 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS