LOT 17
CLAXTON ACRES PB 5/257

STOLTING JESSICA RENEE & ROBERT JAY
85285 LINDSEY KAY CT
YULEE, FL 32097

2026

42-2N-27-430C-0017-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
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

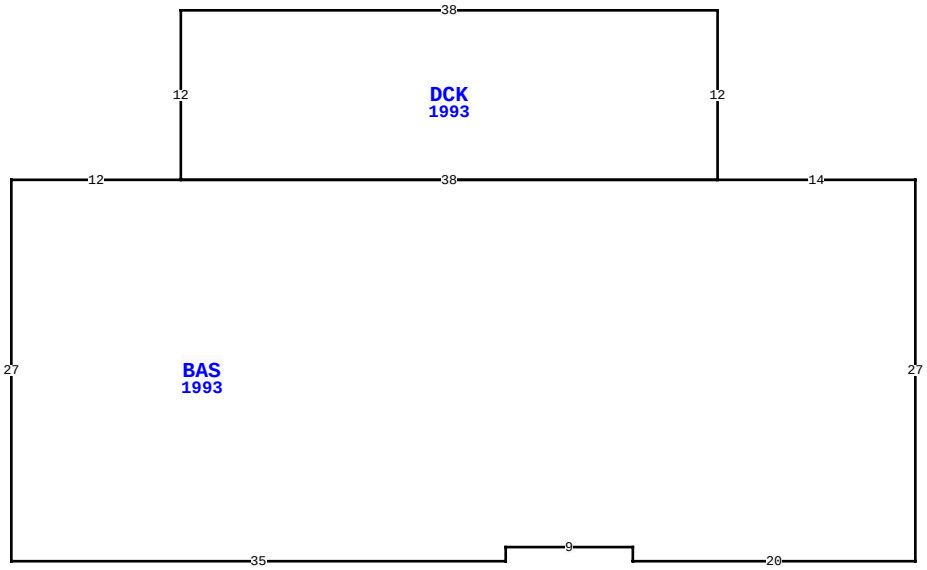
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,719	100	1993	1,719	118,423
DCK	456	15	1993	68	4,685
TOTALS	2,175			1,787	123,108

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,787	122.8000	104.38	186,527	1992	2012	0	0	0	34.00	66.00

1 M/H 93- 0% - 2026 Heated Area: 1719 HX Base Yr



85285 LINDSEY KAY CT, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	147,709
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	212,709
SOH/AGL Deduction	0
ASSESSED VALUE	212,709
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	212,709
TOTAL JUST VALUE	212,709
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,458

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8901	MH MOVE-ON	38,000	05/18/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2848/1865	2/18/2026	WD	Q	I	01	258,000
GRANTOR: INVESTWISE CAPITAL LL						
GRANTEE: STOLTING JESSICA RE						
2833/831	12/02/2025	WD	U	I	37	98,000
GRANTOR: ROSE TRAVIS K						
GRANTEE: INVESTWISE CAPITAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W14 W38 W12 S27 E35 N1 E9 S1 E20 N27 $
DCK=[YR=1993;ORIG=-14,0] N12 W38 S12 E38 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Frame	02	WOOD FRAME 100
Quality	03	Quality Level 03

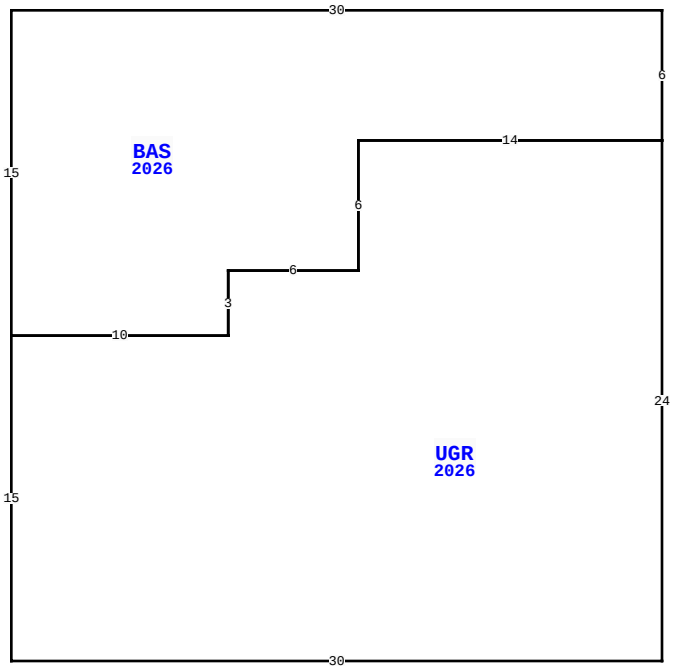
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	306	100	2026	306	13,138
UGR	594	45	2026	267	11,463
TOTALS	900			573	24,601

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	573	90.2000	50.51	28,942	1994	1994	0	0	0	15.00	85.00

2 ACCESORY U 0% - 2026 Heated Area: 306 HX Base Yr



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NASSAU COUNTY PROPERTY

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	212,709
TOTAL JUST VALUE	212,709
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,458

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: INVESTWISE CAPITAL LL						
GRANTEE: STOLTING JESSICA RE						
2833/831	12/02/2025	WD	U	I	37	98,000
GRANTOR: ROSE TRAVIS K						
GRANTEE: INVESTWISE CAPITAL						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2026;ORIG=50,25] E10 N3 E6 N6 E14 S24 W30 N15 $
BAS=[YR=2026;ORIG=80,16] N6 W30 S15 E10 N3 E6 N6 E14 $
.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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