LOT 21
IN OR 1564/1399
CLAXTON ACRES PB 5/257

DIDELIS CYNTHIA K & JOHN J
85359 LINDSEY KAY COURT
YULEE, FL 32097

2026

42-2N-27-430C-0021-0000

BUILDING CHARACTERISTICS

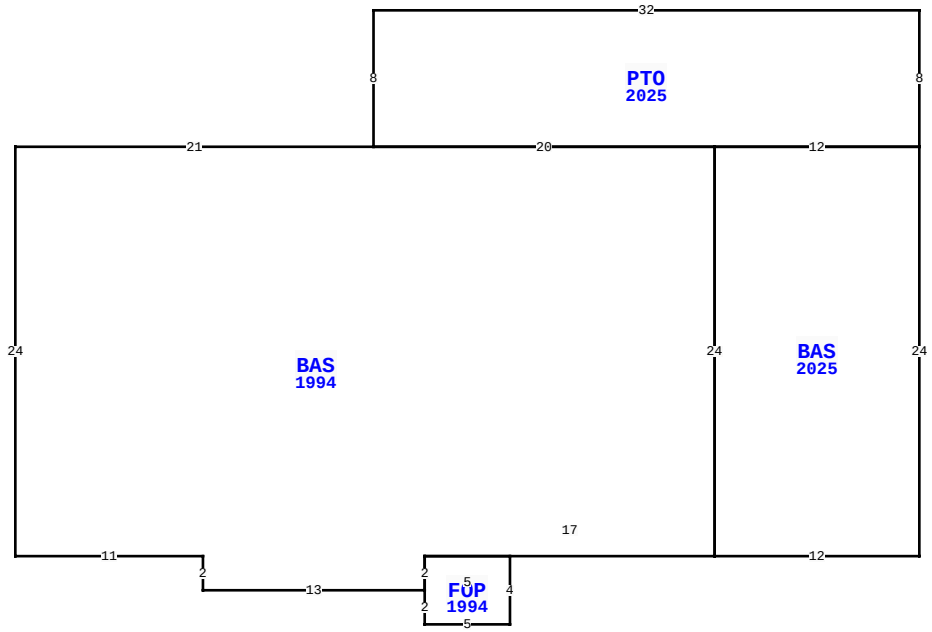
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	1,010	100	1994	1,010	107,897
BAS	288	100	2025	288	30,767
FOP	20	30	1994	6	641
PTO	256	5	2025	13	1,388
TOTALS	1,574			1,317	140,695

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,317	113.3600	119.03	156,763	1994	2004	0	0	0	10.25	89.75

1 SINGLE FAM 100% - 0 Heated Area: 1298 HX Base Yr



85359 LINDSEY KAY CT, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		159,746
TOTAL MARKET OB/XF VALUE		1,152
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		225,898
SOH/AGL Deduction		115,887
ASSESSED VALUE		110,011
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		58,600
TOTAL JUST VALUE		225,898
NCON VALUE		19,051
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240013691	26X30 - GARAGE (T	50,583	12/11/2024
20005759	ROOF	7,253	07/21/2020
M004180	CHNGE SRVC	4,100	01/01/2000
94-00749	NEW CONSTR	51,204	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1564/1399	5/05/2008	QC	U	I	07	100
GRANTOR: DIDELIS CYNTHIA K (ST						
GRANTEE: DIDELIS CYNTHIA K &						
1201/1887	1/15/2004	QC	Q	I	01	100
GRANTOR: STENGEL CYNTHIA K						
GRANTEE: DIDELIS CYNTHIA & J						

BUILDING NOTES

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
2	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	1999	1999	3	20	1,152	

BUILDING DIMENSIONS

BAS=[YR=1994;ORIG=-12,0] W20 W21 S24 E11 S2 E13 N2 E17 N24 $
BAS=[YR=2025;ORIG=0,0] W12 S24 E12 N24 $
PTO=[YR=2025;ORIG=0,0] W12 W20 N8 E32 S8 $
FOP=[YR=1994;ORIG=-29,26] S2 E5 N4 W5 S2 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,152

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 06/04/2025 BY KWA 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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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

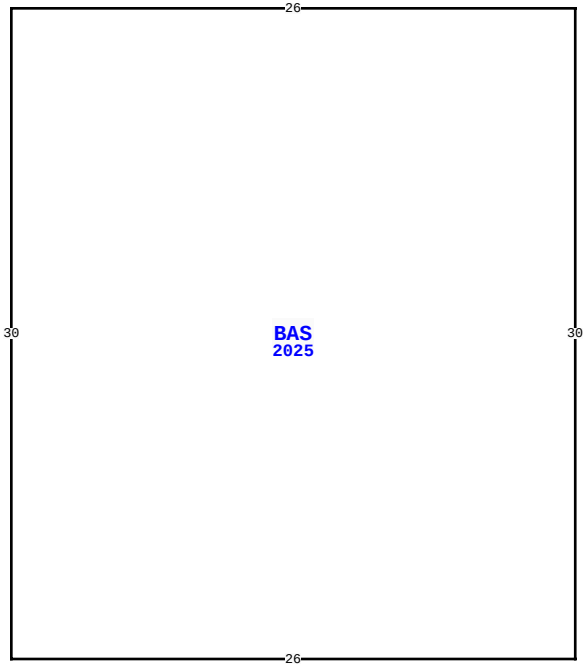
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100	2025	780	19,051
TOTALS	780			780	19,051

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	780	63.2500	24.67	19,243	2025	2025	0	0	0	1.00	99.00

2 GARAGE RES 100% - 2026 Heated Area: 780 HX Base Yr



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1201/1887	1/15/2004	QC	Q	I	01	100
GRANTOR: STENGEL CYNTHIA K						
GRANTEE: DIDELIS CYNTHIA & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=50,10] E26 S30 W26 N30 $
.

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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