LOT 22
IN OR 670 PG 1116
R434250 & R434251

FRANCIS JAMES G/FRANCIS VELMA J EST
85373 LINDSEY KAY CT
YULEE, FL 32097

2026

42-2N-27-430C-0022-0000

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	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

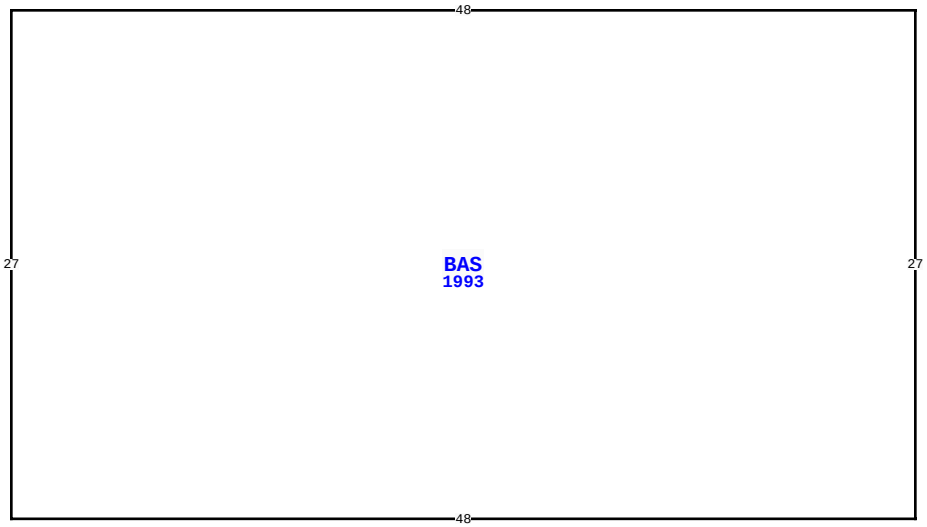
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1993	1,296	38,732
TOTALS	1,296			1,296	38,732

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,296	117.2000	99.62	129,108	1991	1991	0	0	0	70.00	30.00

1 M/H 93- 50% - 0 Heated Area: 1296 HX Base Yr



85373 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		38,732
TOTAL MARKET OB/XF VALUE		96
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		103,828
SOH/AGL Deduction		37,150
ASSESSED VALUE		66,678
TOTAL EXEMPTION VALUE	HA HAB	21,315
BASE TAXABLE VALUE		45,363
TOTAL JUST VALUE		103,828
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		96,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8759	MH MOVE-ON	25,000	12/13/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0670/1116	11/18/1992	WD	Q	I	01	100
GRANTOR: FRANCIS HARRISON &						
GRANTEE: FRANCIS JAMES &						
0644/0897	12/20/1991	WD	Q	V		12,500
GRANTOR: LAWHON KARL ET AL						
GRANTEE: FRANCIS HARRISON JR						

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	50	4	12	48.00	SF	10.00	10.00	100	1992	1992	3	20	96	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S27 E48 N27 $.

LAND DESCRIPTION

TOTAL OB/XF 96

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	50	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