LOT 25
IN OR 591 PG 51
R621826 & R621825

STENGEL HERBERT G & JOYCE C
85344 LINDSAY KAY COURT
YULEE, FL 32097

2026

42-2N-27-430C-0025-0000

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	04	PLYWOOD 100
Interior Floo	14	CARPET 100
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

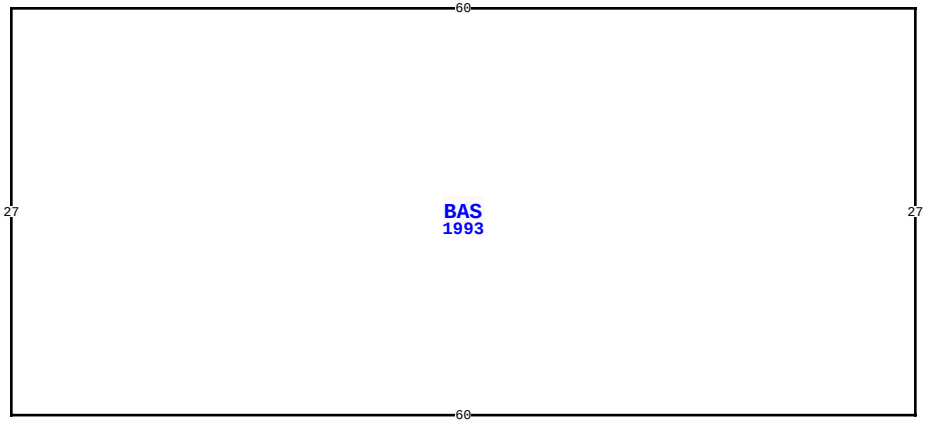
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1993	1,620	48,746
TOTALS	1,620			1,620	48,746

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,620	118.0000	100.30	162,486	1990	1990	0	0	0	70.00	30.00

1 M/H 93- 100% - 0 Heated Area: 1620 HX Base Yr



85344 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		48,746
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		113,746
SOH/AGL Deduction		68,780
ASSESSED VALUE		44,966
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		19,966
TOTAL JUST VALUE		113,746
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		105,878

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8053	MH MOVE-ON	30,000	02/16/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0591/0051	2/21/1990	WD	Q	V		9,500

GRANTOR: LAWHON K & SHEFFIELD
GRANTEE: STENGEL HERBERT & J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S27 E60 N27$.

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	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 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