LOT 29
CLAXTON ACRES PB 5/257

WILLIAMS RALPH EUGENE JR & PAMELA JAYNE L/E/
85278 LINDSAY KAY CT
YULEE, FL 32097

2026

42-2N-27-430C-0029-0000

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

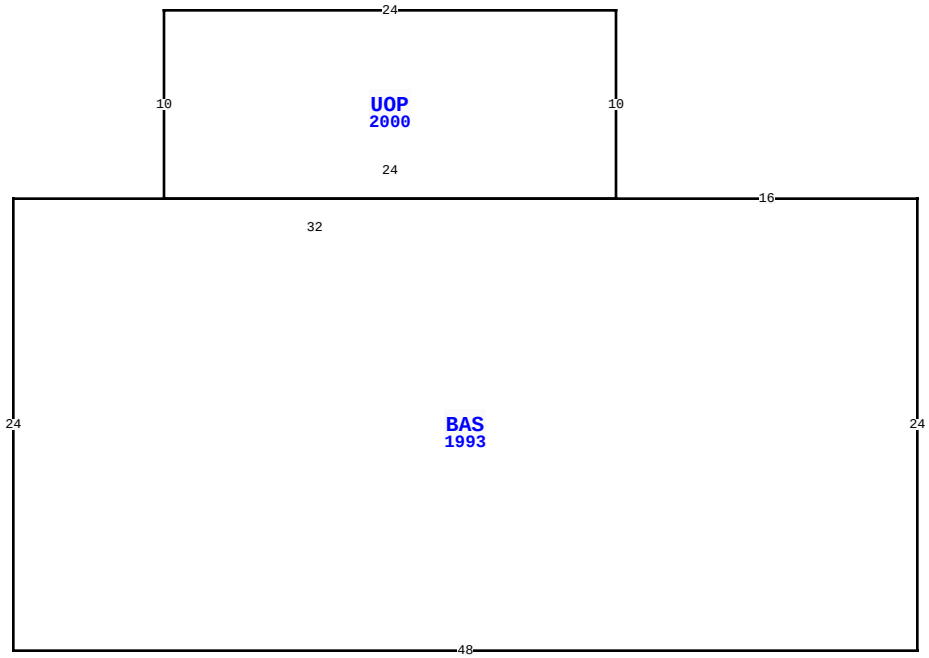
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	34,429
UOP	240	25	2000	60	1,793
TOTALS	1,392			1,212	36,222

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,212	117.2000	99.62	120,739	1991	1991	0	0	0	70.00	30.00

1 M/H 93- 100% - 0 Heated Area: 1152 HX Base Yr



85278 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		36,222
TOTAL MARKET OB/XF VALUE		376
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		101,598
SOH/AGL Deduction		59,726
ASSESSED VALUE		41,872
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		16,872
TOTAL JUST VALUE		101,598
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		94,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8601	MH MOVE-ON	25,500	07/05/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2837/308	12/08/2025	LE	U	I	11	100
GRANTOR: WILLIAMS RALPH EUGENE						
GRANTEE: WILLIAMS RYAN EARL						
2837/305	12/08/2025	WD	U	I	11	100
GRANTOR: WILLIAMS RALPH EUGENE						
GRANTEE: WILLIAMS RALPH EUGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 UOP=[YR=2000] N10 W24 S10 E24$ W32 S24 E48 N24$.

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	8	4	32.00	SF	10.00	10.00	100	1995	1995	3	20	64	
2	0350	CARPORT WD	0	100	12	10	120.00	SF	13.00	13.00	100	1995	1995	3	20	312	

LAND DESCRIPTION

TOTAL OB/XF 376

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