BLOCK 10 LOT 15
IN OR 1230/22
R433413 & R433414

GAMMONS MICHAEL JR & KATHY
85089 TINYA ROAD
YULEE, FL 32097

**2023**

**42-2N-27-4613-0010-0150**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

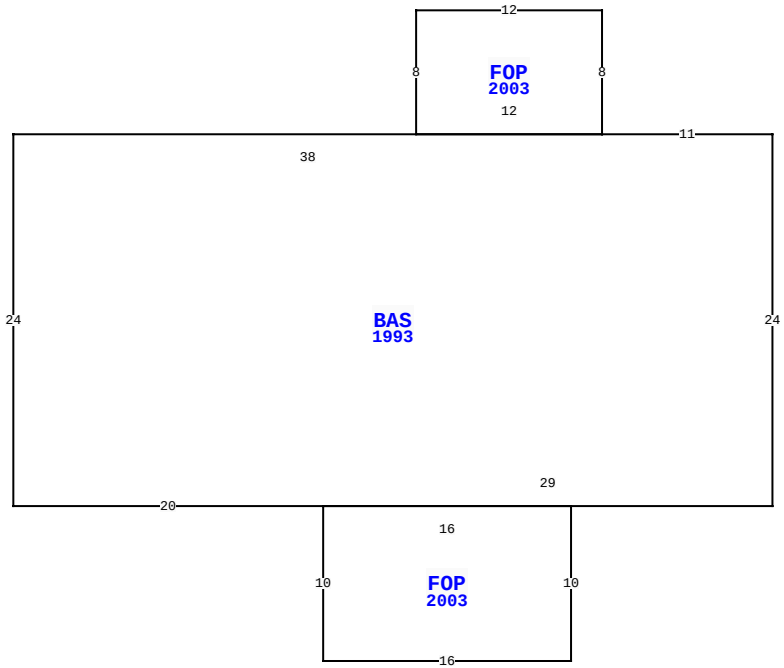
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,176 | 100 | 1,176 | 26,968 |
| FOP | 96 | 30 | 29 | 665 |
| FOP | 160 | 30 | 48 | 1,101 |
| TOTALS | 1,432 | | 1,253 | 28,734 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,253 | 117.6000 | 76.44 | 95,779 | 1990 | 1990 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 2010 Heated Area: 1176 HX Base Yr 2010




85089 TINYA RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 44,143 |
| TOTAL MARKET OB/XF VALUE | | 8,681 |
| TOTAL LAND VALUE - MARKET | | 80,000 |
| TOTAL MARKET VALUE | | 132,824 |
| SOH/AGL Deduction | | 76,230 |
| ASSESSED VALUE | | 56,594 |
| TOTAL EXEMPTION VALUE | HX HB | 31,594 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 132,824 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 102,564 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20003874 | ADDITION | 34,776 | 07/21/2020 |
| 8251 | MH MOVE-ON | 22,855 | 07/20/1990 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1230/0022 | 5/12/2004 | WD | Q | I | | 60,500 |
| GRANTOR: GRAHAM ELLIS J | | | | | | |
| GRANTEE: GAMMONS MICHAEL JR | | | | | | |
| 0856/1342 | 11/24/1998 | WD | Q | I | | 48,000 |
| GRANTOR: ARCHER PETER B | | | | | | |
| GRANTEE: GRAHAM ELLIS J | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W11 FOP=[YR=2003] N8 W12 S8 E12 $ W38 S24 E20
FOP=[YR=2003] S10 E16 N10 W16 $ E29 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | 0940 | SHEDS/PORT | 0 | 100 | 24 | 12 | 288.00 | SF | 30.00 | 30.00 | 100 | 1990 | 1990 | 3 | 20 | 1,728 | |
| 4 | 0810 | CONCRETE A | 0 | 100 | 30 | 10 | 300.00 | SF | 6.50 | 6.50 | 100 | 2020 | 2020 | 3 | 99 | 1,931 | |
| 5 | 0351 | CARPORT MT | 0 | 100 | 30 | 18 | 540.00 | SF | 10.00 | 10.00 | 100 | 2020 | 2020 | 3 | 93 | 5,022 | |

### LAND DESCRIPTION

TOTAL OB/XF 8,681

| 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 | 000102 | C | SFR/MH | 100 | | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 80,000 | | | | | | | |

REVIEW DATE 07/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS

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**2023**

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## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

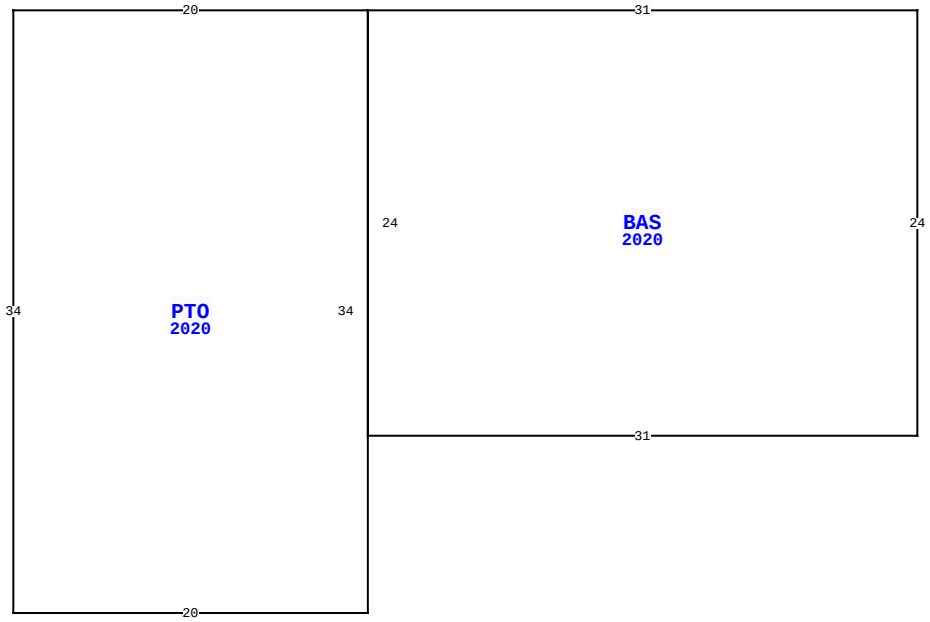
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 07 | NONE 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 05 | STEEL 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4048.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 744 | 100 | 744 | 14,735 |
| PTO | 680 | 5 | 34 | 673 |
| TOTALS | 1,424 | | 778 | 15,409 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 778 | 57.7500 | 20.21 | 15,723 | 2020 | 2020 | 0 | 0 | 0 | 2.00 | 98.00 |

2 GARAGE RES – 100% - 2010 Heated Area: 744 HX Base Yr 2010




85089 TINYA RD, YULEE

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| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
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| 0856/1342 | 11/24/1998 | WD | Q | I | | 48,000 |
| GRANTOR: ARCHER PETER B | | | | | | |
| GRANTEE: GRAHAM ELLIS J | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2020] W31 PTO=[YR=2020] W20 S34 E20 N34$ S24 E31 N24$.

### 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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