BLOCK 10 LOT 18
IN OR 928/1406
1998 CELE DW/MH

PURVIS OLA LOUISE
85185 TINYA ROAD
YULEE, FL 32097

2023

42-2N-27-4613-0010-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	0	0 100
Units		0 100
Quality	04	Quality Level 04

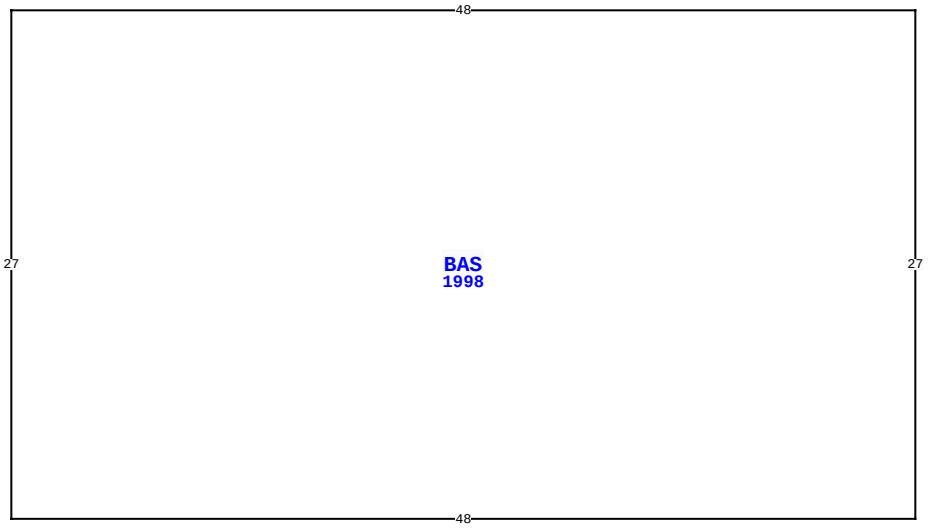
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	66,387
TOTALS	1,296		1,296	66,387

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	135.5200	94.86	122,939	1998	2003	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2008 Heated Area: 1296 HX Base Yr 2008



85185 TINYA RD, YULEE

BLD DATE	02/06/2008	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		66,387
TOTAL MARKET OB/XF VALUE		1,084
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		147,471
SOH/AGL Deduction		90,232
ASSESSED VALUE		57,239
TOTAL EXEMPTION VALUE	HX HB WX SX	57,239
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		147,471
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		109,814

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH972035	MH MOVE-ON	0	01/07/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0928/1406	4/17/2000	WD	Q	I		20,000
GRANTOR: DONNELLY DONALD S & P						
GRANTEE: PURVIS OLA LOUISE						
0814/1851	11/26/1997	WD	Q	V		19,500
GRANTOR: STUTTS EUNICE N						
GRANTEE: DONNELLY DONALD & P						

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	0	0	116.00	SF	10.00	10.00	100	1997	1997	3	20	232	
2	1242	WD DECK A	0	100	6	7	42.00	SF	10.00	10.00	100	1997	1997	3	20	84	
3	0751	UOP	0	100	8	16	128.00	SF	10.00	10.00	100	2009	2009	3	60	768	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W48 S27 E48 N27$.

LAND DESCRIPTION

TOTAL OB/XF 1,084

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 11/20/2019 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS