BLOCK 10 LOT 23
IN OR 2236/1051
R672327 & R672328

COCHRAN JENNIFER & RICHARD JR
85353 TINYA RD
YULEE, FL 32097

2023

42-2N-27-4613-0010-0230

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

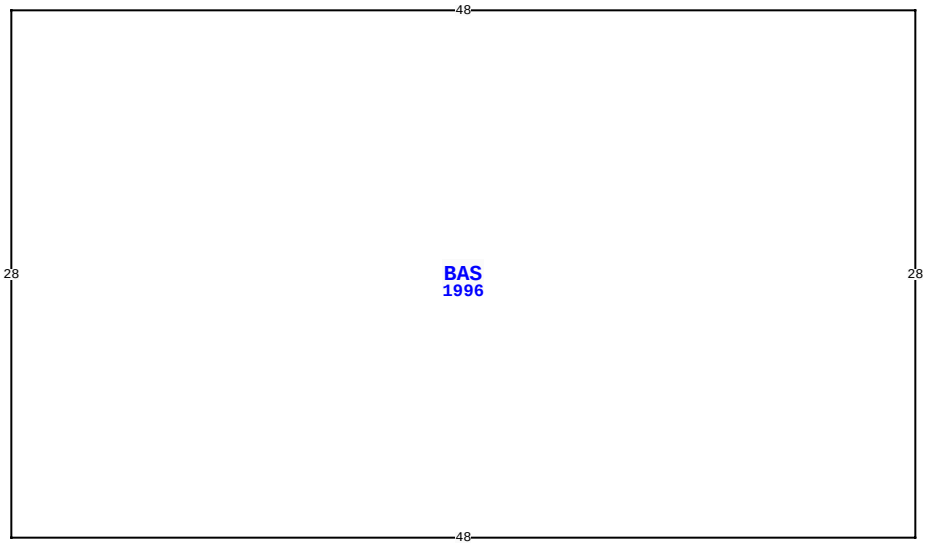
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	50,721
TOTALS	1,344		1,344	50,721

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,344	117.2000	82.04	110,262	1996	1999	0	0	0	54.00	46.00

1 M/H 94+ – 0% - 0 Heated Area: 1344 HX Base Yr



85353 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	50,721
TOTAL MARKET OB/XF VALUE	1,973
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	132,694
SOH/AGL Deduction	26,315
ASSESSED VALUE	106,379
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	106,379
TOTAL JUST VALUE	132,694
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED
96 1376	MH MOVE-ON	0	07/17/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2236/1051	11/09/2018	WD	Q	I	01	95,000
GRANTOR: DWINNELL ALICE L & SH						
GRANTEE: COCHRAN JENNIFER A						
2179/1656	2/21/2018	QC	U	I	11	100
GRANTOR: DWINNELL PETER W SR &						
GRANTEE: DWINNELL ALICE L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W48 S28 E48 N28$.

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
2	0940	SHEDS/PORT	0	0	10	12	120.00	SF	30.00	30.00	100	1996	1996	3	20	720	
3	0810	CONCRETE A	0	0	0	0	264.00	SF	6.50	6.50	100	1996	1996	3	73	1,253	

LAND DESCRIPTION

TOTAL OB/XF 1,973

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	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 07/31/2017 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS