BLOCK 11 LOT 6
YULEE WOODS #3 PB 5/239

TRUST NO EIGHTY-FIVE THOUSAND TWO HUNDRED THIRTY T
12276 SAN JOSE BLVD STE 520
JACKSONVILLE, FL 32223

2023

42-2N-27-4613-0011-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

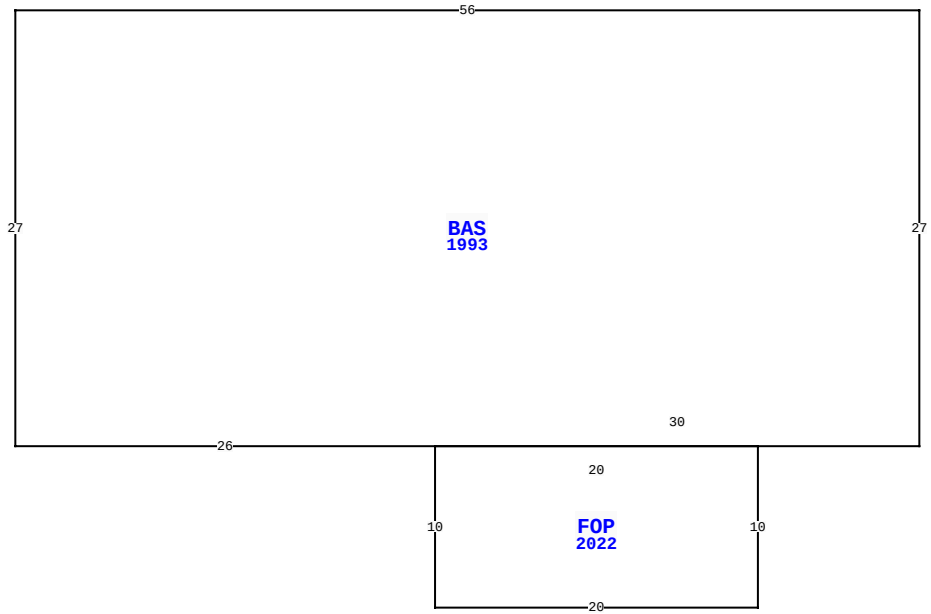
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,512	100	1,512	80,354
FOP	200	30	60	3,189
TOTALS	1,712		1,572	83,542

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,572	116.8000	75.92	119,346	1991	2011	0	0	0	30.00	70.00

1 M/H 93- – 0% - 2023 Heated Area: 1512 HX Base Yr



85230 TINYA RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	83,542
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	163,542
SOH/AGL Deduction	0
ASSESSED VALUE	163,542
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	163,542
TOTAL JUST VALUE	163,542
NCON VALUE	3,189
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,663

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8163	MH MOVE-ON	32,000	05/07/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2639/194	5/12/2023	WD	U	I	11	100
GRANTOR: MARQUETTE DANIEL B &						
GRANTEE: TRUST NO EIGHTY-FIV						
2555/1421	4/14/2022	WD	Q	I	01	220,000
GRANTOR: FILLINGIM PAMELA G						
GRANTEE: MARQUETTE DANIEL BR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S27 E26 FOP=[YR=2022] S10 E20 N10 W20$ E30 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	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 08/01/2017 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS