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

DAVIS GABRIEL Z L/E &/BEDNAR NICOLE L/E
PO BOX 1097
HILL CITY, SD 57745

2023

42-2N-27-4613-0011-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

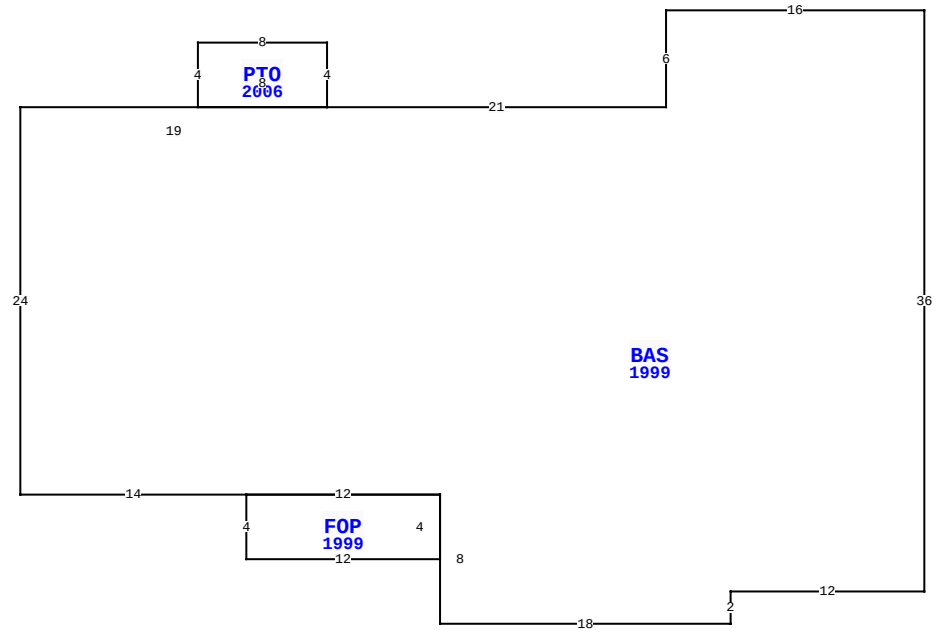
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,656	100	1,656	141,929
FOP	48	30	14	1,200
PTO	32	5	2	171
TOTALS	1,736		1,672	143,300

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,672	107.0000	96.57	161,465	1999	1999	0	0	0	11.25	88.75

1 SINGLE FAM – 0% - 0 Heated Area: 1656 HX Base Yr



85090 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	143,300
TOTAL MARKET OB/XF VALUE	2,622
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	225,922
SOH/AGL Deduction	40,167
ASSESSED VALUE	185,755
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	185,755
TOTAL JUST VALUE	225,922
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	181,711

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906141	NEW CONSTR	78,800	06/01/1999
9032	MH MOVE-ON	11,000	09/10/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2342/0397	2/26/2020	LE	U	I	11	100
GRANTOR: DAVIS GABRIEL Z & NIC						
GRANTEE: THEM THAT TRUST						
2313/1741	10/21/2019	WD	U	I	11	100
GRANTOR: DAVIS GABRIEL Z & BED						
GRANTEE: DAVIS GABRIEL Z & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W16 S6 W21 PTO=[YR=2006] N4 W8 S4 E8 $ W19 S24 E14 FOP=[YR=1999] S4 E12 N4 W12 $ E12 S8 E18 N2 E12 N36 $.

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	0810	CONCRETE A	0	0	4	4	16.00	SF	6.50	6.50	100	1999	1999	3	79	82	
4	0811	CONCRETE B	0	0	0	0	115.00	SF	5.20	5.20	100	2005	2005	3	87	520	
5	0351	CARPORT MT	0	0	40	22	880.00	SF	8.50	8.50	100	2005	2005	3	27	2,020	

LAND DESCRIPTION

TOTAL OB/XF 2,622

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	SFR	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