BLOCK 10 LOT 14
YULEE WOODS #3 PB 5/239

THORNTON JAMES B/HOLLAND BRITTANY
85061 TINYA RD
YULEE, FL 32097

2024

42-2N-27-4613-0010-0140

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	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	04	Quality Level 04

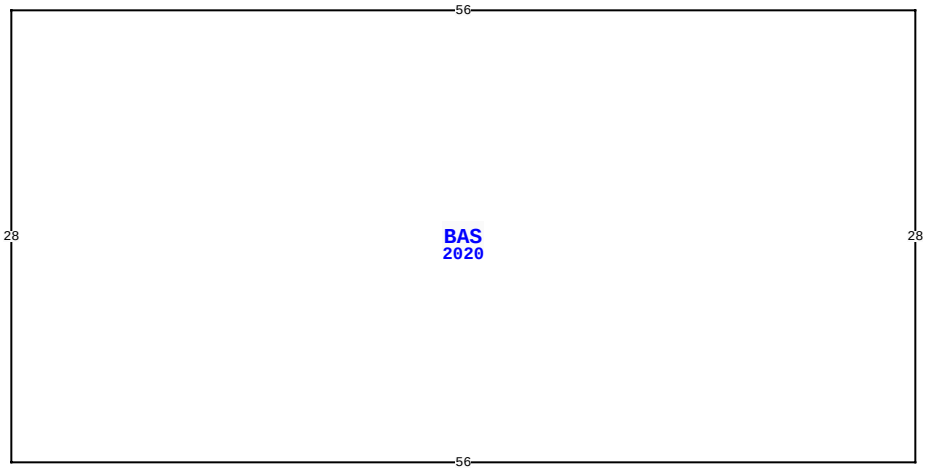
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	1,568	147,062
TOTALS	1,568		1,568	147,062

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,568	128.9200	96.69	151,610	2020	2020	0	0	0	3.00	97.00

1 M/H 94+ – 100% - 2020 Heated Area: 1568 HX Base Yr 2020



85061 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		147,062
TOTAL MARKET OB/XF VALUE		2,700
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		229,762
SOH/AGL Deduction		83,193
ASSESSED VALUE		146,569
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		96,569
TOTAL JUST VALUE		229,762
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,636

CARPORT ADJSTD OWNER BUILT
BLDG:1:4: RP 12838996 & 12838997
BLDG:1:2: DW/MH/ID DISH09116GA(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001477	CO ISSUED	0	02/19/2020
8701	MH MOVE-ON	16,000	10/03/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2328/0970	12/27/2019	WD	U	I	11	100
GRANTOR: THORNTON HENRY H JR &						
GRANTEE: THORNTON JAMES B &						
2229/0505	10/05/2018	WD	Q	I	01	45,598
GRANTOR: DYKEMAN WILLIAM R & C						
GRANTEE: THORNTON HENRY H JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W56 S28 E56 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
1	0351	CARPORT MT	0	100	30	30	900.00	SF	10.00	10.00	60	2020	2020	3	30	2,700	

LAND DESCRIPTION

TOTAL OB/XF 2,700

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 12/01/2020 BY NW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS