BLOCK 10 LOT 15
IN OR 1230/22
R433413 & R433414

GAMMONS MICHAEL JR & KATHY
85089 TINYA ROAD
YULEE, FL 32097

2024

42-2N-27-4613-0010-0150

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 90
Interior Floo	08	SHT VINYL 10
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

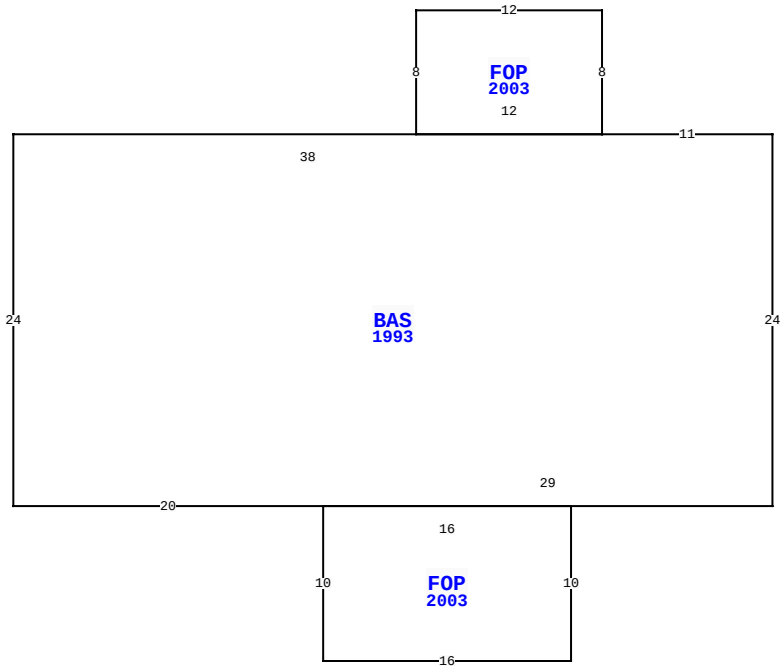
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	1,176	29,042
FOP	96	30	29	716
FOP	160	30	48	1,185
TOTALS	1,432		1,253	30,944

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,253	117.6000	82.32	103,147	1990	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2010 Heated Area: 1176 HX Base Yr 2010



85089 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		46,195
TOTAL MARKET OB/XF VALUE		8,519
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		134,714
SOH/AGL Deduction		76,422
ASSESSED VALUE		58,292
TOTAL EXEMPTION VALUE	HX HB	33,292
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		134,714
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003874	ADDITION	34,776	07/21/2020
8251	MH MOVE-ON	22,855	07/20/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1230/0022	5/12/2004	WD	Q	I		60,500
GRANTOR: GRAHAM ELLIS J						
GRANTEE: GAMMONS MICHAEL JR						
0856/1342	11/24/1998	WD	Q	I		48,000
GRANTOR: ARCHER PETER B						
GRANTEE: GRAHAM ELLIS J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 FOP=[YR=2003] N8 W12 S8 E12 $ W38 S24 E20
FOP=[YR=2003] S10 E16 N10 W16 $ E29 N24 $.

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	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	1990	1990	3	20	1,728	
2	0810	CONCRETE A	0	100	30	10	300.00	SF	6.50	6.50	100	2020	2020	3	99	1,931	
3	0351	CARPORT MT	0	100	30	18	540.00	SF	10.00	10.00	100	2020	2020	3	90	4,860	

LAND DESCRIPTION

TOTAL OB/XF 8,519

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 07/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

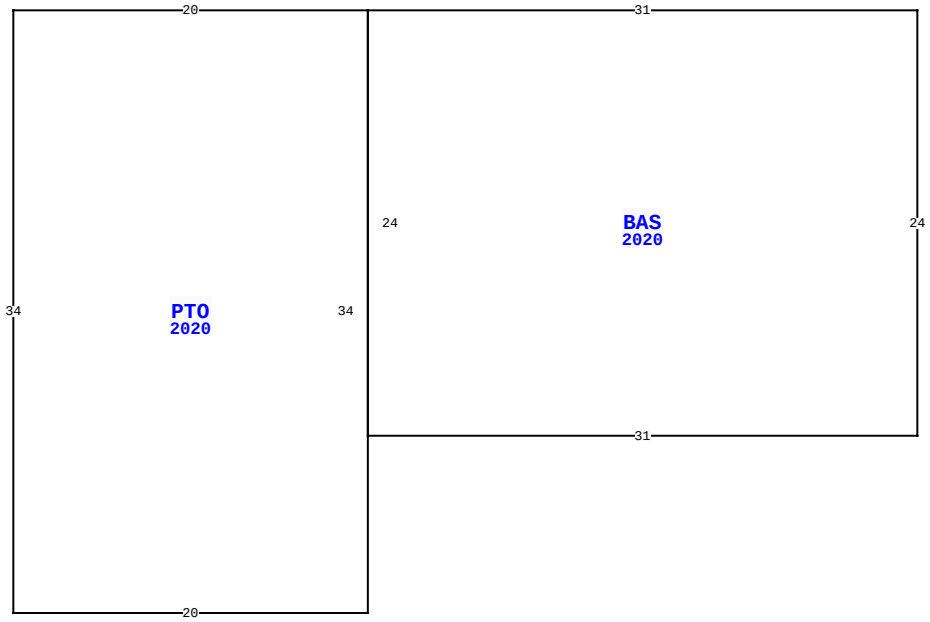
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	744	100	744	14,585
PTO	680	5	34	666
TOTALS	1,424		778	15,251

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	778	57.7500	20.21	15,723	2020	2020	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2010 Heated Area: 744 HX Base Yr 2010



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0856/1342	11/24/1998	WD	Q	I		48,000
GRANTOR: ARCHER PETER B						
GRANTEE: GRAHAM ELLIS J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W31 PTO=[YR=2020] W20 S34 E20 N34$ S24 E31 N24$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS