BLOCK 10 LOT 18
YULEE WOODS #3 PB 5/239

WALLACE DEBRA ANN PURVIS
85134 TINYA ROAD
YULEE, FL 32097

2024

42-2N-27-4613-0010-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	0	0 100
Units		0 100
Quality	04	Quality Level 04

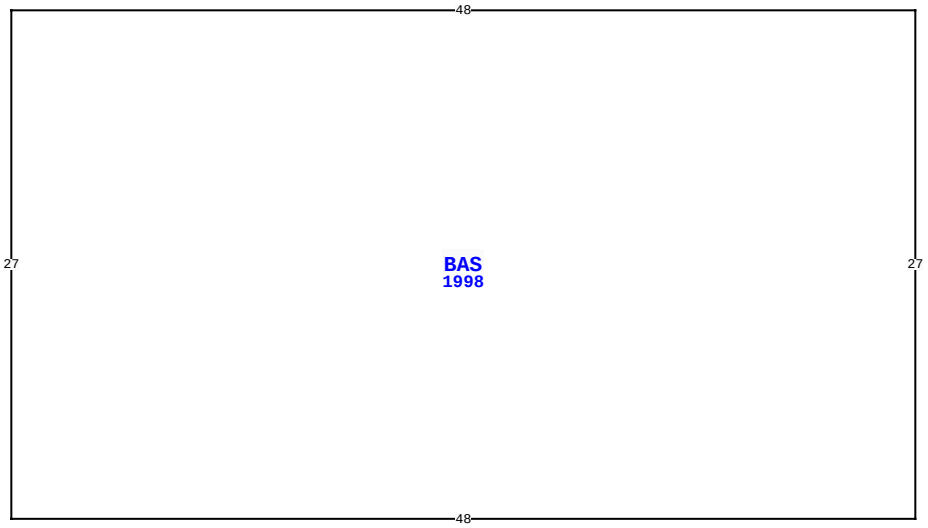
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	68,497
TOTALS	1,296		1,296	68,497

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	135.5200	101.64	131,725	1998	2003	0	0	0	48.00	52.00

1 M/H 94+ – 0% - 2024 Heated Area: 1296 HX Base Yr



85185 TINYA RD, YULEE

BLD DATE	02/06/2008	KK	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	68,497
TOTAL MARKET OB/XF VALUE	1,033
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	149,530
SOH/AGL Deduction	0
ASSESSED VALUE	149,530
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	149,530
TOTAL JUST VALUE	149,530
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	147,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH972035	MH MOVE-ON	0	01/07/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2690/1776	12/21/2023	QC	U	I	11	100
GRANTOR: PURVIS OLA LOUISE						
GRANTEE: WALLACE DEBRA ANN P						
0928/1406	4/17/2000	WD	Q	I		20,000
GRANTOR: DONNELLY DONALD S & P						
GRANTEE: PURVIS OLA LOUISE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W48 S27 E48 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
1	1242	WD DECK A	0	0	0	0	116.00	SF	10.00	10.00	100	1997	1997	3	20	232	
2	1242	WD DECK A	0	0	6	7	42.00	SF	10.00	10.00	100	1997	1997	3	20	84	
3	0751	UOP	0	0	8	16	128.00	SF	10.00	10.00	100	2009	2009	3	56	717	

LAND DESCRIPTION

TOTAL OB/XF 1,033

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 11/20/2019 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS