BLOCK 10 LOT 19
YULEE WOODS #3 PB 5/239

FELICIANO MICHAEL V/THATCHER AMANDA
85221 TINYA ROAD
YULEE, FL 32097

2024

42-2N-27-4613-0010-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

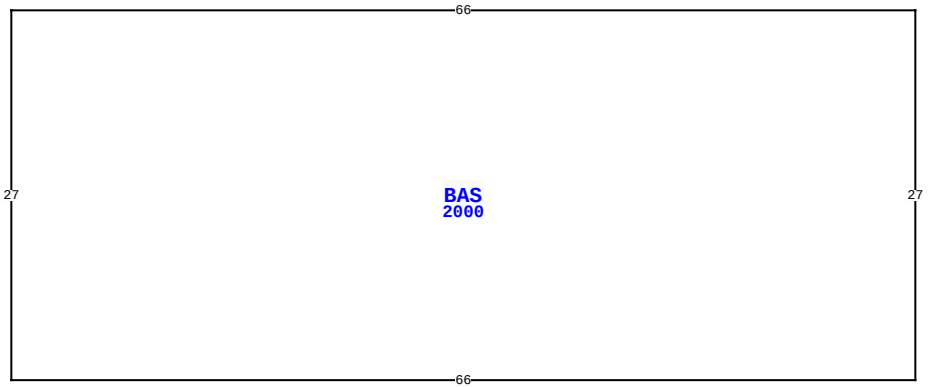
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	02	MIN PLYWD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,782	100	1,782	26,944
TOTALS	1,782		1,782	26,944

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,782	72.0000	50.40	89,813	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 1782 HX Base Yr



85221 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	26,944
TOTAL MARKET OB/XF VALUE	3,456
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	110,400
SOH/AGL Deduction	0
ASSESSED VALUE	110,400
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	110,400
TOTAL JUST VALUE	110,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,475

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8060	MH MOVE-ON	17,000	02/22/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2710/884	5/07/2024	FJ	U	I	11	0
GRANTOR: VARGO CAROL S EST						
GRANTEE: FELICIANO MICHAEL V						
2018/1424	12/14/2015	WD	Q	I	01	55,000
GRANTOR: HARMON-PITTS TAMBRA						
GRANTEE: VARGO DAVID JOSEPH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W66 S27 E66 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	0751	UOP	0	0	6	8	48.00	SF	10.00	10.00	100	1990	1990	3	20	96	
2	0510	GARAGE WD-	0	0	24	24	480.00	SF	35.00	35.00	100	1993	1993	3	20	3,360	

LAND DESCRIPTION

TOTAL OB/XF 3,456

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 01/02/2020 BY KW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS