BLOCK 10 LOT 23
IN OR 2236/1051
R672327 & R672328

COCHRAN JENNIFER & RICHARD JR
85353 TINYA RD
YULEE, FL 32097

**2024**

**42-2N-27-4613-0010-0230**

## 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 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 | 03 | Quality Level 03 |

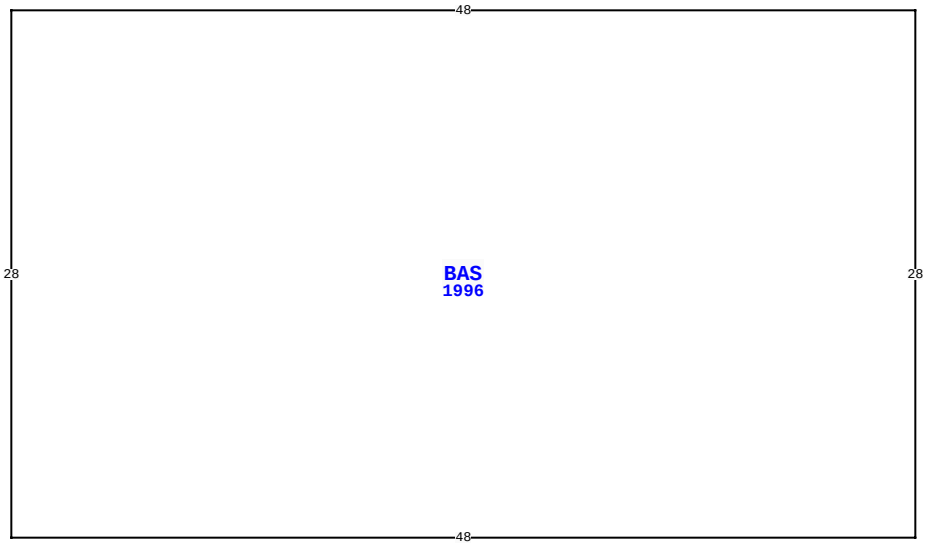
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,344 | 100 | 1,344 | 51,981 |
| TOTALS | 1,344 | | 1,344 | 51,981 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,344 | 117.2000 | 87.90 | 118,138 | 1996 | 1999 | 0 | 0 | 0 | 56.00 | 44.00 |

1 M/H 94+ – 0% - 0 Heated Area: 1344 HX Base Yr




BLD DATE | LGL DATE
XF DATE | LAND DATE
INC DATE | AG DATE

85353 TINYA RD, YULEE

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 51,981 |
| TOTAL MARKET OB/XF VALUE | 1,956 |
| TOTAL LAND VALUE - MARKET | 80,000 |
| TOTAL MARKET VALUE | 133,937 |
| SOH/AGL Deduction | 16,920 |
| ASSESSED VALUE | 117,017 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 117,017 |
| TOTAL JUST VALUE | 133,937 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 132,694 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 96 1376 | MH MOVE-ON | 0 | 07/17/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2236/1051 | 11/09/2018 | WD | Q | I | 01 | 95,000 |
| GRANTOR: DWINNELL ALICE L & SH | | | | | | |
| GRANTEE: COCHRAN JENNIFER A | | | | | | |
| 2179/1656 | 2/21/2018 | QC | U | I | 11 | 100 |
| GRANTOR: DWINNELL PETER W SR & | | | | | | |
| GRANTEE: DWINNELL ALICE L & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1996] W48 S28 E48 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 | 0940 | SHEDS/PORT | 0 | 0 | 10 | 12 | 120.00 | SF | 30.00 | 30.00 | 100 | 1996 | 1996 | 3 | 20 | 720 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 264.00 | SF | 6.50 | 6.50 | 100 | 1996 | 1996 | 3 | 72 | 1,236 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,956

| 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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS