BLOCK 11 LOT 2 R433558
IN OR 603 PG 1163
YULEE WOODS #3 PB 5/239

JOHNSTON LLOYD J
85374 TINYA ROAD
YULEE, FL 32097-4136

2024

42-2N-27-4613-0011-0020

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	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

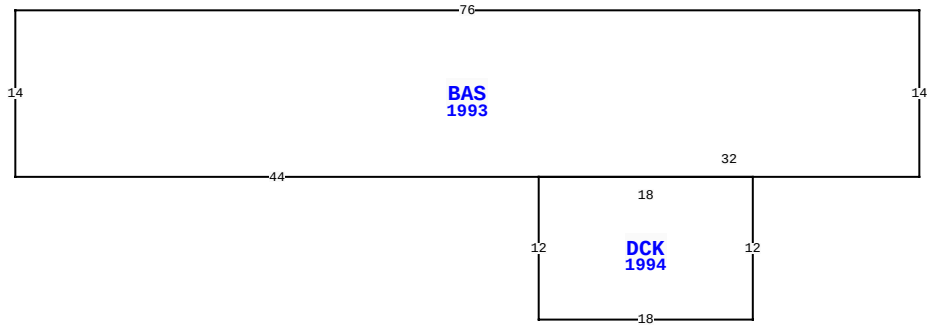
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	25,964
DCK	216	15	32	781
TOTALS	1,280		1,096	26,745

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,096	116.2000	81.34	89,149	1990	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1991 Heated Area: 1064 HX Base Yr 1991



85374 TINYA RD, YULEE

BLD DATE		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		26,745
TOTAL MARKET OB/XF VALUE		2,615
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		109,360
SOH/AGL Deduction		70,906
ASSESSED VALUE		38,454
TOTAL EXEMPTION VALUE	HX HB WR SL	38,454
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		109,360
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		107,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8696	XFOB	3,000	02/17/1993
8256	MH MOVE-ON	22,000	07/30/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0603/1163	8/06/1990	WD	Q	V		15,900

GRANTOR: SHEFFIELD WM ET AL
GRANTEE: JOHNSTON LLOYD & B

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W76 S14 E44 DCK=[YR=1994] S12 E18 N12 W18$ E32 N14$.

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	0811	CONCRETE B	0	100	0	0	762.00	SF	5.20	5.20	100	1993	1993	3	66	2,615	

LAND DESCRIPTION

TOTAL OB/XF 2,615

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 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