BLOCK 11 LOT 5
IN OR 1630/1869
YULEE WOODS #3 PB 5/239

WILLIAMS CARLA M
85256 TINYA ROAD
YULEE, FL 32097

2024

42-2N-27-4613-0011-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

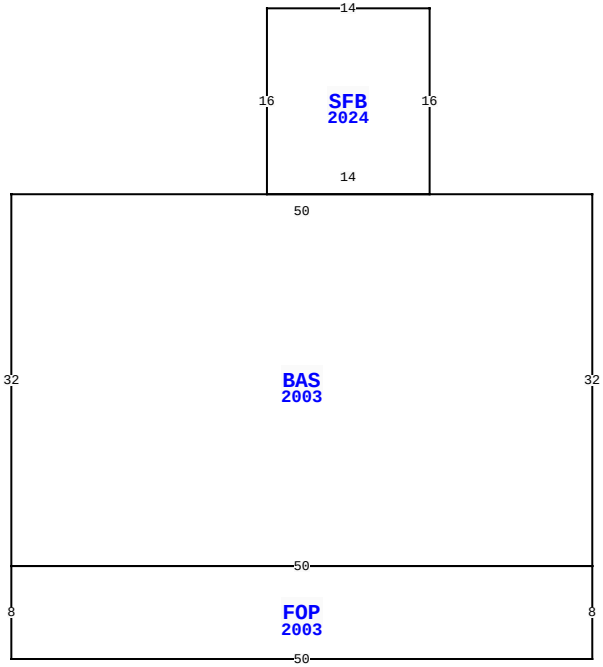
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100	1,600	143,851
FOP	400	30	120	10,788
SFB	224	80	179	16,093
TOTALS	2,224		1,899	170,733

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,899	104.8600	99.62	189,178	2003	2003	0	0	0	9.75	90.25

1 SINGLE FAM – 100% - 2005 Heated Area: 1779 HX Base Yr 2005



85256 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		170,733
TOTAL MARKET OB/XF VALUE		12,331
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		263,064
SOH/AGL Deduction		122,555
ASSESSED VALUE		140,509
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		90,509
TOTAL JUST VALUE		263,064
NCON VALUE		11,470
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,121

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001497	SUNROOM	37,201	02/02/2023
B24626	CARPORT	9,765	04/01/2011
E0210620	NEW CONSTR	1,500	12/01/2002
P025260	NEW CONSTR	0	01/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1630/1869	6/17/2009	QC	U	I	11	100
GRANTOR: WILLIAMS GARY & CARLA						
GRANTEE: WILLIAMS CARLA M						
1462/1780	12/04/2006	QC	U	I	01	100
GRANTOR: WILLIAMS GARY H & CAR						
GRANTEE: WILLIAMS CARLA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W50 S32 E50 N32 $
FOP=[YR=2003;ORIG=-50,32] S8 E50 N8 W50 $
SFB=[YR=2024;ORIG=-28,-16] E14 S16 W14 N16 $
.

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	0510	GARAGE WD-	0	100	21	29	609.00	SF	35.00	35.00	100	2002	2002	3	30	6,395	
2	0810	CONCRETE A	0	100	12	21	252.00	SF	6.50	6.50	100	2002	2002	3	82	1,343	
3	0811	CONCRETE B	0	100	25	25	625.00	SF	5.20	5.20	100	2007	2007	3	88	2,860	
4	0351	CARPORT MT	0	100	25	21	525.00	SF	6.60	6.60	100	2011	2011	3	50	1,733	

LAND DESCRIPTION

TOTAL OB/XF 12,331

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	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 04/19/2023 BY NW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS