BLOCK 11 LOT 10
IN OR 1423/1188
2007 SCTB DW/MH

YOUMANS CHARLES D JR & MELISSA
85106 TINYA ROAD
YULEE, FL 32097

2024

42-2N-27-4613-0011-0100

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

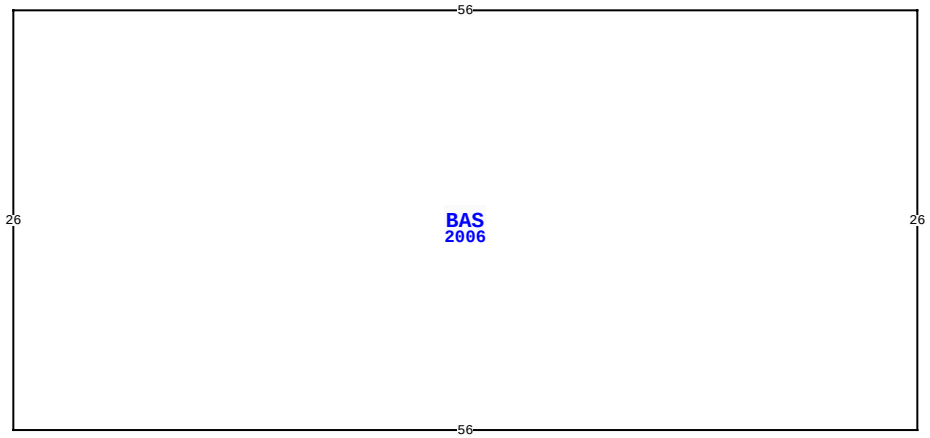
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	74,230
TOTALS	1,456		1,456	74,230

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,456	117.2000	87.90	127,982	2006	2006	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 0 Heated Area: 1456 HX Base Yr



85106 TINYA RD, YULEE

BLD DATE	01/05/2007	JM	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		74,230
TOTAL MARKET OB/XF VALUE		11,055
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		165,285
SOH/AGL Deduction		77,723
ASSESSED VALUE		87,562
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		37,562
TOTAL JUST VALUE		165,285
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		163,034

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4796	MH MOVE-ON	0	07/28/2006
M0611682	H/AC	0	06/01/2006
B0618033	FOUNDATION	1,950	06/01/2006
P0611289	OTHER	0	06/01/2006
B995870	GARAGE	19,200	03/01/1999
292	MH MOVE-ON	0	12/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1423/1188	6/27/2006	QC	U	I	01	100
GRANTOR: YOUMANS CHARLES D JR						
GRANTEE: YOUMANS CHARLES D J						
0679/1098	4/23/1993	WD	U	V	01	15,800
GRANTOR: YOUMANS JUDY M						
GRANTEE: YOUMANS CHARLES D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W56 S26 E56 N26 $.

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	100	16	8	128.00	SF	10.00	10.00	100	1996	1996	3	20	256	
2	0510	GARAGE WD-	0	100	32	24	768.00	SF	35.00	35.00	100	1999	1999	3	27	7,258	
3	1242	WD DECK A	0	100	14	10	140.00	SF	10.00	10.00	100	2000	2000	3	20	280	
4	0812	CONCRETE C	0	100	0	0	1,032.00	SF	4.00	4.00	100	2000	2000	3	79	3,261	

LAND DESCRIPTION

TOTAL OB/XF 11,055

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