BLOCK 10 LOT 18
YULEE WOODS #3 PB 5/239

PURVIS PHYLLIS LOUISE
85185 TINYA ROAD
YULEE, FL 32097

2025

42-2N-27-4613-0010-0180

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 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	0	0 100
Units		0 100
Quality	04	Quality Level 04

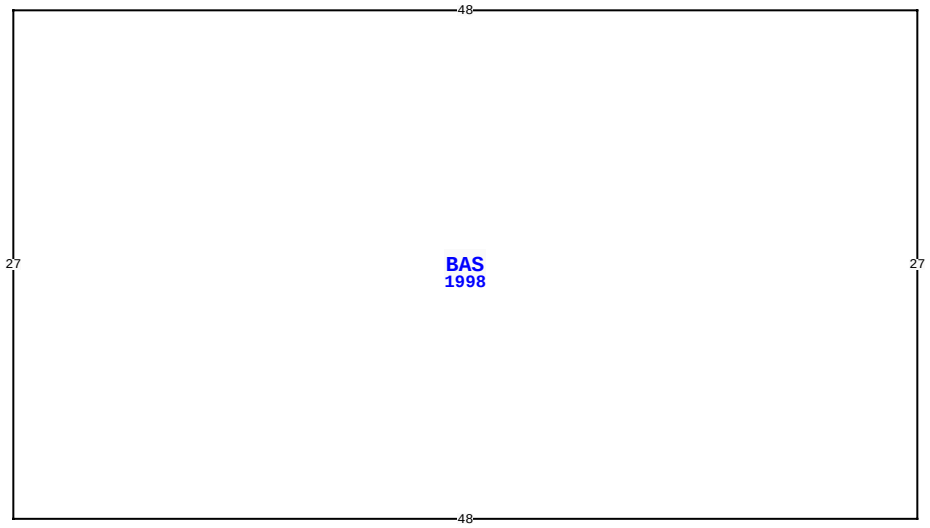
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1998	1,296	74,643
TOTALS	1,296			1,296	74,643

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	135.5200	115.19	149,286	1998	2003	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2025 Heated Area: 1296 HX Base Yr 2025



85185 TINYA RD, YULEE

BLD DATE	02/06/2008 KK	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		74,643
TOTAL MARKET OB/XF VALUE		982
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		160,625
SOH/AGL Deduction		0
ASSESSED VALUE		160,625
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		109,903
TOTAL JUST VALUE		160,625
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH972035	MH MOVE-ON	0	01/07/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2736/927	8/09/2024	QC	U	I	11	100
GRANTOR: WALLACE DEBRA ANN PUR						
GRANTEE: PURVIS PHYLLIS LOUI						
2731/159	8/09/2024	QC	U	I	11	100
GRANTOR: WALLACE DEBRA						
GRANTEE: PURVIS PHYLLIS LOUI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W48 S27 E48 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	1242	WD DECK A	0	100	0	0	116.00	SF	10.00	10.00	100	1997	1997	3	20	232	
2	1242	WD DECK A	0	100	6	7	42.00	SF	10.00	10.00	100	1997	1997	3	20	84	
3	0751	UOP	0	100	8	16	128.00	SF	10.00	10.00	100	2009	2009	3	52	666	

LAND DESCRIPTION

TOTAL OB/XF 982

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	RES	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 11/20/2019 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS