BLOCK 10 LOT 21
YULEE WOODS #3 PB 5/239

FOOTE TYLER S
85291 TINYA RD
YULEE, FL 32097

2025

42-2N-27-4613-0010-0210

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

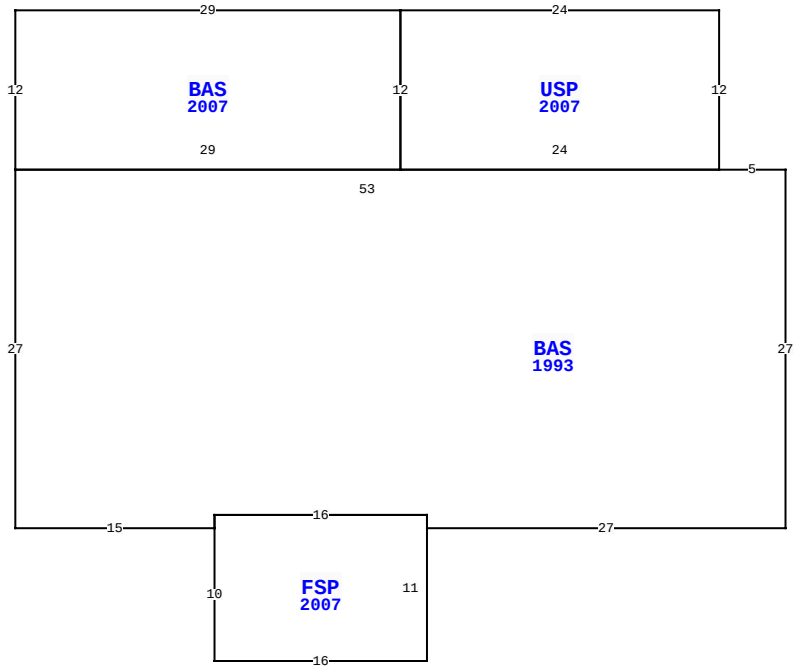
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD4 Adjustme	30	. 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,550	100	1993	1,550	130,696
BAS	348	100	2007	348	29,343
FSP	176	60	2007	106	8,938
USP	288	50	2007	144	12,142
TOTALS	2,362			2,148	181,119

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,148	155.0000	124.00	266,352	1990	2012	0	0	0	32.00	68.00

1 M/H 93- – 100% - 2024 Heated Area: 1898 HX Base Yr 2024



85291 TINYA RD, YULEE

BLD DATE		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		193,204
TOTAL MARKET OB/XF VALUE		3,594
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		281,798
SOH/AGL Deduction		15,593
ASSESSED VALUE		266,205
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		215,483
TOTAL JUST VALUE		281,798
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,703

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19476	ADDITION	20,000	02/01/2007
R10112	REPAIR/RRF	600	02/01/2007
B17690	SWIM POOL	2,945	05/01/2006
8189	MH MOVE-ON	28,300	05/30/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2674/1985	9/29/2023	WD	Q	I	01	293,000
GRANTOR: LOHMAN ELIZABETH MAE						
GRANTEE: FOOTE TYLER S						
2514/0541	11/12/2021	WD	Q	I	01	220,000
GRANTOR: SMITH ROBERT B & SHAR						
GRANTEE: LOHMAN ELIZABETH M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 USP=[YR=2007] N12 W24 BAS=[YR=2007] W29 S12 E29 N12$ S12 E24$ W53 S27 E15 FSP=[YR=2007] S10 E16 N11 W16 S1$ N1 E16 S1 E27 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	224.00	SF	10.00	10.00	100	1990	1990	3	20	448	
2	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	1990	1990	3	20	720	
3	0810	CONCRETE A	0	100	0	0	42.00	SF	6.50	6.50	100	2006	2006	3	86	235	
4	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	2006	2006	3	24	576	
5	1242	WD DECK A	0	100	0	0	673.00	SF	10.00	10.00	100	2006	2006	3	24	1,615	

LAND DESCRIPTION

TOTAL OB/XF 3,594

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 05/16/2022 BY HS Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

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2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

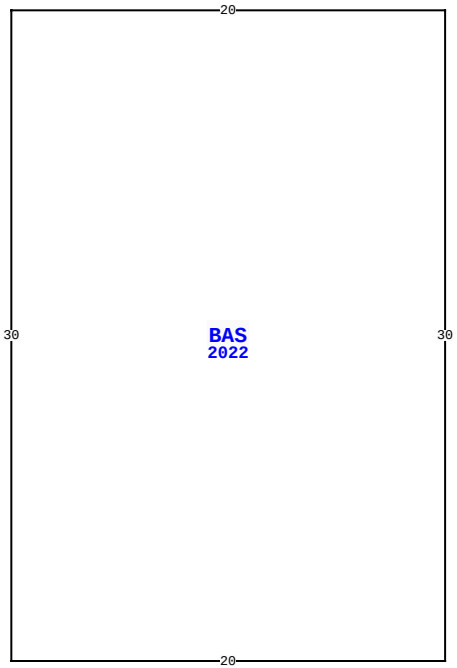
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2022	600	12,085
TOTALS	600			600	12,085

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	60.5000	22.38	13,428	2015	2015	0	0	0	10.00	90.00

2 GARAGE RES – 100% - 2024 Heated Area: 600 HX Base Yr 2024



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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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GRANTEE: LOHMAN ELIZABETH M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W20 S30 E20 N30$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/16/2022 BY HS Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS