BLOCK 10 LOT 22
IN OR 1442/250
2001 PIONEER DW/MH

SHIRES EDWARD R
85327 TINYA ROAD
YULEE, FL 32097

2025

42-2N-27-4613-0010-0220

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

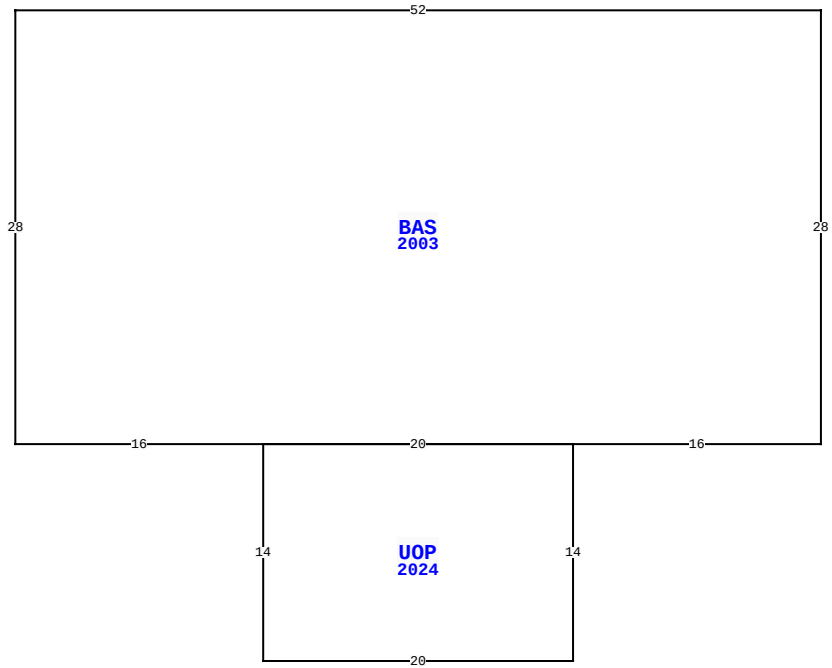
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,456	100	2003	1,456	71,276
UOP	280	25	2024	70	3,427
TOTALS	1,736			1,526	74,703

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,526	125.2000	106.42	162,397	2001	2001	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2007 Heated Area: 1456 HX Base Yr 2007



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

85327 TINYA RD, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		74,703
TOTAL MARKET OB/XF VALUE		7,644
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		167,347
SOH/AGL Deduction		91,938
ASSESSED VALUE		75,409
TOTAL EXEMPTION VALUE	HX HB	50,409
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		167,347
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,651

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH00000	MH MOVE-ON	0	02/01/2000
8063	MH MOVE-ON	34,000	02/27/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1442/0250	9/05/2006	WD	Q	I	05	97,200
GRANTOR: FRIER FINANCE INC						
GRANTEE: SHIRES EDWARD R						
1368/0364	11/18/2005	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: FRIER FINANCE INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W52 S28 E16 E20 E16 N28 $
UOP=[YR=2024;ORIG=-36,28] E20 S14 W20 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	1242	WD DECK A	0	100	12	10	120.00	SF	10.00	10.00	100	1993	1993	3	20	240	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	
3	0351	CARPORT MT	0	100	20	24	480.00	SF	10.00	10.00	100	2024	2022		93	4,464	

LAND DESCRIPTION

TOTAL OB/XF 7,644

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 02/21/2024 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS