BLOCK 10 LOT 23
IN OR 2236/1051
R672327 & R672328

COCHRAN JENNIFER & RICHARD JR
85353 TINYA RD
YULEE, FL 32097

2025

42-2N-27-4613-0010-0230

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

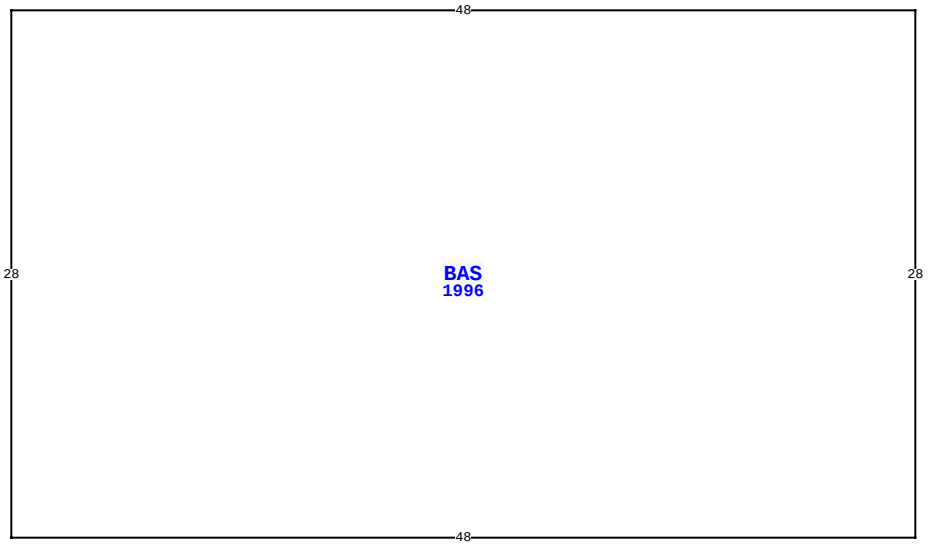
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1996	1,344	56,233
TOTALS	1,344			1,344	56,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,344	117.2000	99.62	133,889	1996	1999	0	0	0	58.00	42.00

1 M/H 94+ – 0% - 0 Heated Area: 1344 HX Base Yr



85353 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	56,233
TOTAL MARKET OB/XF VALUE	1,921
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	143,154
SOH/AGL Deduction	14,435
ASSESSED VALUE	128,719
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	128,719
TOTAL JUST VALUE	143,154
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,937

PERMIT NUM	DESCRIPTION	AMT	ISSUED
96 1376	MH MOVE-ON	0	07/17/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2236/1051	11/09/2018	WD	Q	I	01	95,000
GRANTOR: DWINNELL ALICE L & SH						
GRANTEE: COCHRAN JENNIFER A						
2179/1656	2/21/2018	QC	U	I	11	100
GRANTOR: DWINNELL PETER W SR &						
GRANTEE: DWINNELL ALICE L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W48 S28 E48 N28$.

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	0940	SHEDS/PORT	0	0	10	12	120.00	SF	30.00	30.00	100	1996	1996	3	20	720	
2	0810	CONCRETE A	0	0	0	0	264.00	SF	6.50	6.50	100	1996	1996	3	70	1,201	

LAND DESCRIPTION

TOTAL OB/XF 1,921

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	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS