BLOCK 11 LOT 3
IN OR 1777/179 & OR 1823/1542
R583820 & R583821

CADY PAUL R
85334 TINYA RD
YULEE, FL 32097

2025

42-2N-27-4613-0011-0030

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 90
Interior Floo	08	SHT VINYL 10
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

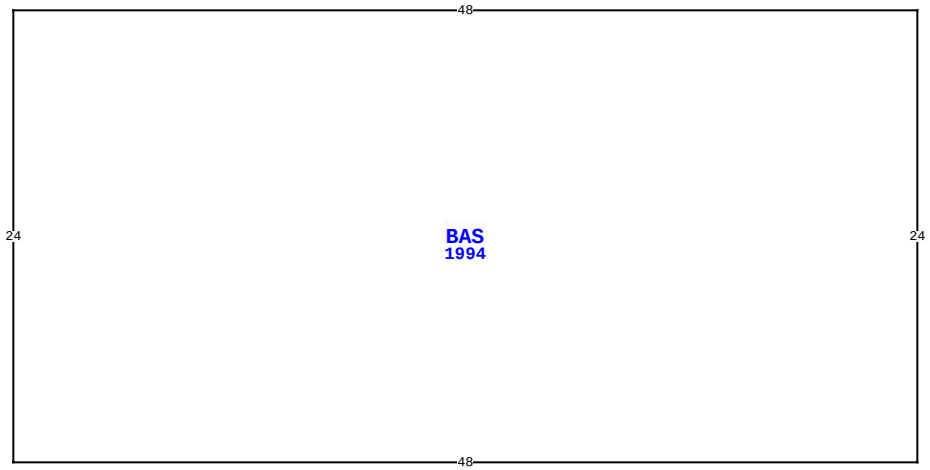
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1994	1,152	34,546
TOTALS	1,152			1,152	34,546

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	117.6000	99.96	115,154	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2013 Heated Area: 1152 HX Base Yr 2013



85334 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		34,546
TOTAL MARKET OB/XF VALUE		240
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		119,786
SOH/AGL Deduction		70,444
ASSESSED VALUE		49,342
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		24,342
TOTAL JUST VALUE		119,786
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-422	MH MOVE-ON	25,609	03/01/1994
9195	MH MOVE-ON	10,000	01/05/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1823/1542	11/07/2012	QC	U	I	11	100
GRANTOR: GILLETE NICKEY						
GRANTEE: CADY PAUL R						
1777/0179	1/23/2012	PR	U	I	19	70,000
GRANTOR: GILLETTE ASA R III P/						
GRANTEE: CADY PAUL R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W48 S24 E48 N24$.

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	1995	1995	3	20	240	

LAND DESCRIPTION

TOTAL OB/XF 240

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