BLOCK 11 LOT 7
IN OR 920/1904
R433514 & R433515

HUTCHERSON DONALD R & CHERRY L
85200 TINYA ROAD
YULEE, FL 32097

2025

42-2N-27-4613-0011-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

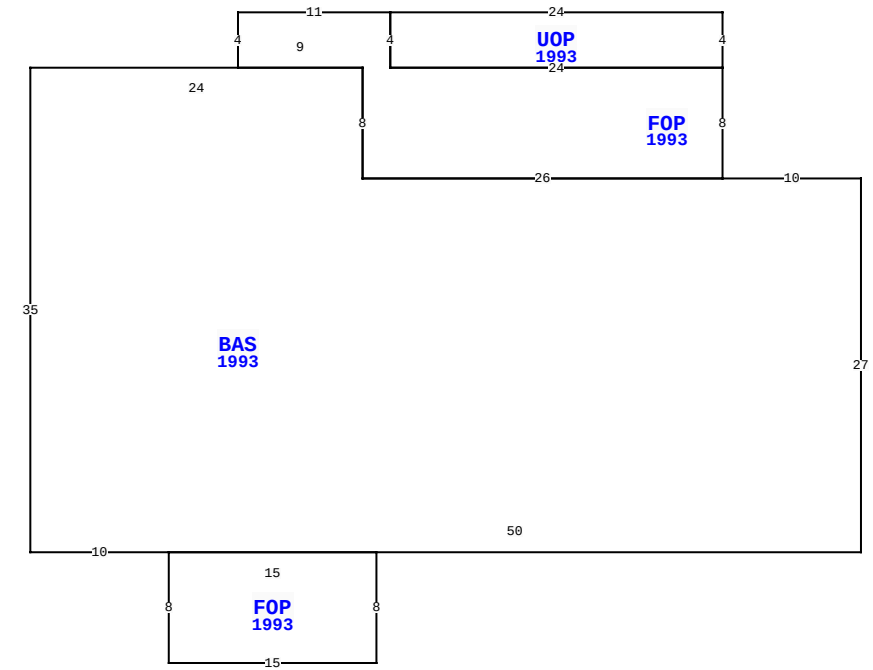
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	1,812	100	1993	1,812	50,620
FOP	120	30	1993	36	1,006
FOP	252	30	1993	76	2,123
UOP	96	25	1993	24	671
TOTALS	2,280			1,948	54,419

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,948	116.4000	93.12	181,398	1990	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2010 Heated Area: 1812 HX Base Yr 2010



85200 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		54,419
TOTAL MARKET OB/XF VALUE		11,394
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		150,813
SOH/AGL Deduction		97,014
ASSESSED VALUE		53,799
TOTAL EXEMPTION VALUE	HX HB	28,799
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		150,813
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,092

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7967	MH MOVE-ON	32,000	10/31/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0920/1904	2/22/2000	WD	U	I	21	65,000
GRANTOR: BLOUNT THOMAS L & BAR						
GRANTEE: HUTCHERSON DONALD &						
0707/1019	6/21/1994	WD	Q	I		61,000
GRANTOR: PUTNAM BILLIE & VIRGI						
GRANTEE: BLOUNT THOMAS & BAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 FOP=[YR=1993] N8 UOP=[YR=1993] N4 W24 S4 E24 $ W24 N4 W11 S4 E9 S8 E26 $ W26 N8 W24 S35 E10 FOP=[YR=1993] S8 E15 N8 W15 $ E50 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	0510	GARAGE WD-	0	100	32	24	768.00	SF	35.00	35.00	100	1991	1991	3	20	5,376	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
3	0810	CONCRETE A	0	100	39	2	78.00	SF	6.50	6.50	100	1993	1993	3	64	324	
4	0681	POLE SHED	0	100	26	24	624.00	SF	15.00	15.00	100	1993	1993	3	20	1,872	
5	0681	POLE SHED	0	100	14	36	504.00	SF	15.00	15.00	100	1993	1993	3	20	1,512	

LAND DESCRIPTION

TOTAL OB/XF 11,394

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