BLOCK 11 LOT 8
IN OR 2198/58
YULEE WOODS # 3 PB 5/239

FORD DONALD A & DONNA G
85164 TINYA RD
YULEE, FL 32097

2025

42-2N-27-4613-0011-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

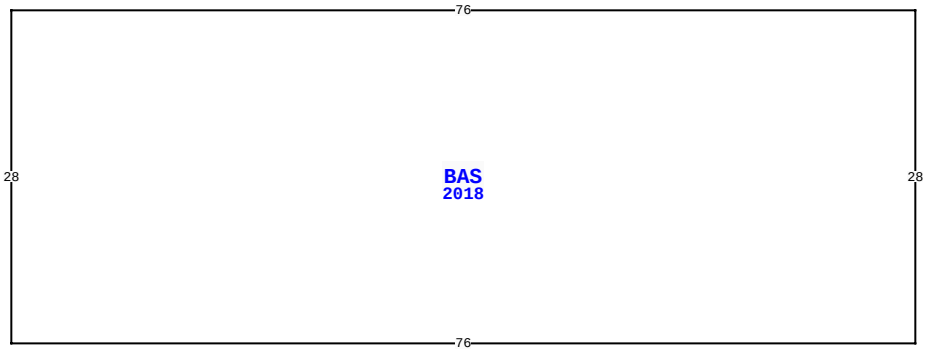
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,128	100	2018	2,128	190,141
TOTALS	2,128			2,128	190,141

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,128	116.8000	99.28	211,268	2018	2018	0	0	0	10.00	90.00

2 M/H 94+ – 100% - 2019 Heated Area: 2128 HX Base Yr 2019



85164 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		190,141
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		275,141
SOH/AGL Deduction		110,331
ASSESSED VALUE		164,810
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		114,088
TOTAL JUST VALUE		275,141
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,364

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007533	CO ISSUED	0	07/25/2018
18006501	MH MOVE-ON	0	06/22/2018
B1428206	DEMOLITION	0	01/01/2014
8362	MH MOVE-ON	1,000	11/09/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2198/0058	5/22/2018	WD	Q	V	01	52,900
GRANTOR: QUALITY MOBILE HOMES						
GRANTEE: FORD DONALD A & DON						
2182/0019	3/06/2018	WD	U	V	37	35,000
GRANTOR: BASS CONNIE JASON JR						
GRANTEE: QUALITY MOBILE HOME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W76 S28 E76 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

LAND DESCRIPTION

TOTAL OB/XF 0

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 02/25/2021 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS