BLOCK 11 LOT 9 R433457
IN OR 745/1574
YULEE WOODS #3 PB 5/239

WALLACE ROBERT Y &/PURVIS DEBRA A
85134 TINYA ROAD
YULEE, FL 32097

2025

42-2N-27-4613-0011-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

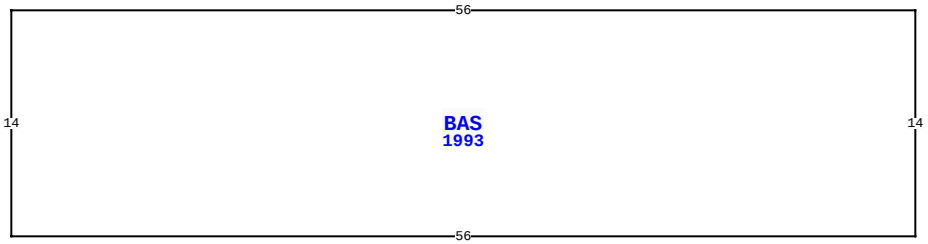
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	1993	784	18,365
TOTALS	784			784	18,364

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	784	97.6000	78.08	61,215	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1996 Heated Area: 784 HX Base Yr 1996



85134 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		18,364
TOTAL MARKET OB/XF VALUE		240
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		103,604
SOH/AGL Deduction		71,520
ASSESSED VALUE		32,084
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		7,084
TOTAL JUST VALUE		103,604
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		96,309

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0745/1574	12/06/1995	WD	Q	I		32,000
GRANTOR: HESSION CECIL & HELEN						
GRANTEE: WALLACE ROBERT Y &						
0634/0283	8/21/1991	WD	Q	V		15,900
GRANTOR: SHEFFIELD WM F ETAL						
GRANTEE: HESSION CECIL & H L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S14 E56 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	8	15	120.00	SF	10.00	10.00	100	1992	1992	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