

BLOCK 11 LOT 13 R360279
IN OR 607 PG 389
YULEE WOODS #3 PB 5/239

BRANTLEY KENNITH R & LOLA J
85034 TINYA ROAD
YULEE, FL 32097

2025

42-2N-27-4613-0011-0130



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		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	840	100	1993	840	19,273
UOP	64	25	1993	16	367

TOTALS	904			856	19,640
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	20	10	200.00	SF	20.10	20.10	100	1990
2	0940	SHEDS/PORT	0 100	10	16	160.00	SF	30.00	30.00	100	1999

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		OR	0.00	0.00	1.00	LT	

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	856	95.6000	76.48	65,467	1985	1985	0	0	70.00	30.00

1 M/H 93- - 100% - 0

Heated Area: 840

HX Base Yr

Diagram showing dimensions and area. The main rectangle is 28x32. A smaller rectangle is 8x8. The total area is 840. The diagram is labeled with 'UOP 1993' and 'BAS 1993'.

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/09/2025 MLU

85034 TINYA RD, YULEE

TOTAL OB/XF 1,764

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100		OR	0.00	0.00	1.00	LT		1.00	1.00	85,000.00	85,000.00	85,000

Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		19,640	
TOTAL MARKET OB/XF VALUE		1,764	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		106,404	
SOH/AGL Deduction		72,675	
ASSESSED VALUE		33,729	
TOTAL EXEMPTION VALUE		HX HB SX 33,729	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		106,404	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		98,949	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
952462	REPAIR/RRF	8,568	02/05/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0607/0389	9/12/1990	WD	Q	V	
GRANTOR: SHEFFIELD WM F ET AL					18,500
GRANTEE: BRANTLEY KENNITH &					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1993] W32 UOP=[YR=1993] N8 W8 S8 E8\$ W28 S14 E60 N14\$.					

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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	85,000.00	85,000.00	85,000							

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