BLOCK 10 LOT 15
IN OR 1230/22
R433413 & R433414

GAMMONS MICHAEL JR & KATHY
85089 TINYA ROAD
YULEE, FL 32097

2026

42-2N-27-4613-0010-0150

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

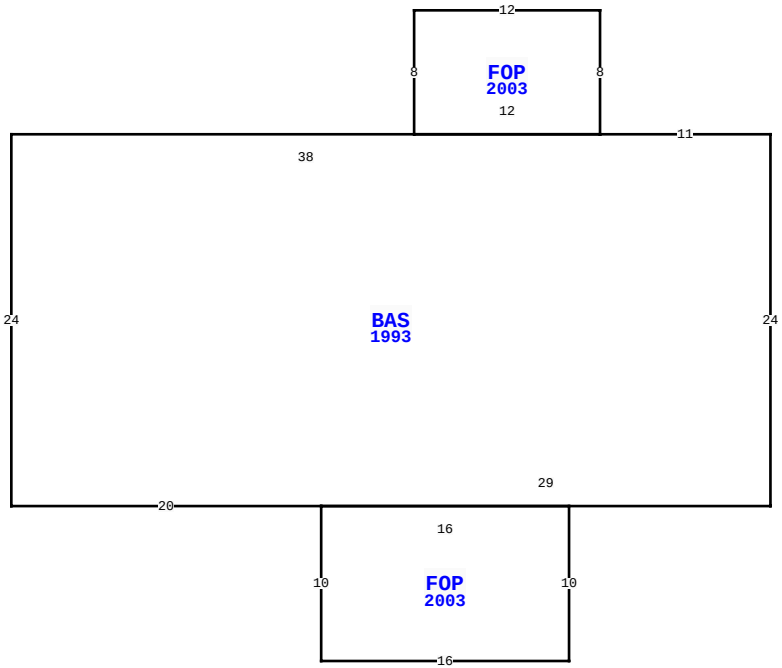
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	1993	1,176	35,266
FOP	96	30	2003	29	870
FOP	160	30	2003	48	1,439
TOTALS	1,432			1,253	37,575

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,253	117.6000	99.96	125,250	1990	1990	0	0	0	70.00	30.00

1 M/H 93- 100% - 2010 Heated Area: 1176 HX Base Yr 2010



85089 TINYA RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		54,220
TOTAL MARKET OB/XF VALUE		6,156
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		150,376
SOH/AGL Deduction		88,774
ASSESSED VALUE		61,602
TOTAL EXEMPTION VALUE	HX HB	36,602
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		150,376
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,609

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003874	ADDITION	34,776	07/21/2020
8251	MH MOVE-ON	22,855	07/20/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1230/0022	5/12/2004	WD	Q	I		60,500
GRANTOR: GRAHAM ELLIS J						
GRANTEE: GAMMONS MICHAEL JR						
0856/1342	11/24/1998	WD	Q	I		48,000
GRANTOR: ARCHER PETER B						
GRANTEE: GRAHAM ELLIS J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 FOP=[YR=2003] N8 W12 S8 E12 $ W38 S24 E20
FOP=[YR=2003] S10 E16 N10 W16 $ E29 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	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	1990	1990	3	20	1,728	
3	0351	CARPORT MT	0	100	30	18	540.00	SF	10.00	10.00	100	2020	2020	3	82	4,428	

LAND DESCRIPTION

TOTAL OB/XF 6,156

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS

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BUILDING CHARACTERISTICS

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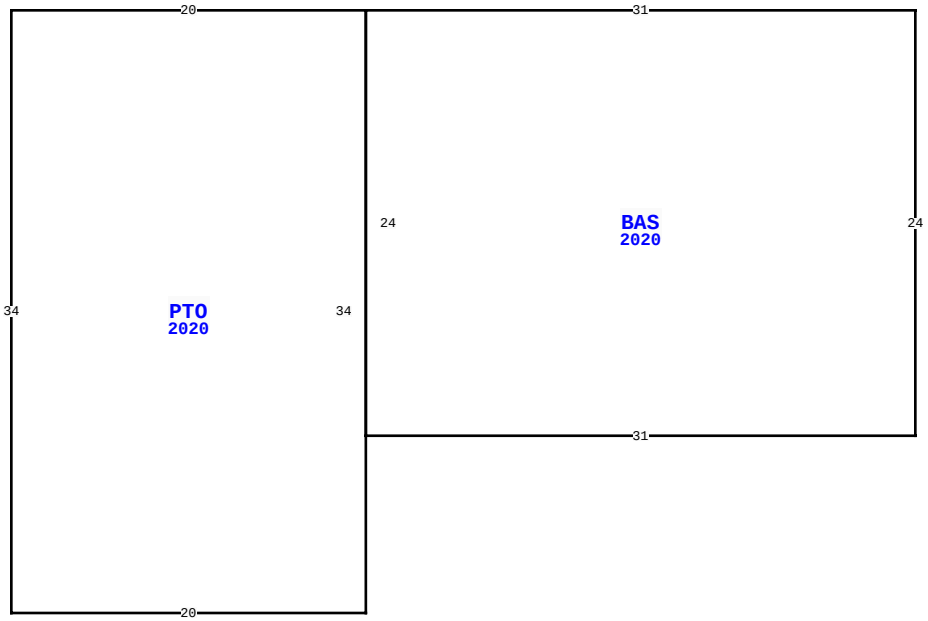
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	744	100	2020	744	15,917
PTO	680	5	2020	34	728
TOTALS	1,424			778	16,645

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	778	57.7500	22.52	17,521	2020	2020	0	0	0	5.00	95.00

2 GARAGE RES 100% - 2010 Heated Area: 744 HX Base Yr 2010



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0856/1342	11/24/1998	WD	Q	I		48,000
GRANTOR: ARCHER PETER B						
GRANTEE: GRAHAM ELLIS J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W31 PTO=[YR=2020] W20 S34 E20 N34$ S24 E31 N24$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS