BLOCK 10 LOT 16
IN OR 601 PG 1232
R433733 & R433734

GLAZE DENNIS R/RUSSELL KATHERINE A
85121 TINYA ROAD
YULEE, FL 32097

2026

42-2N-27-4613-0010-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

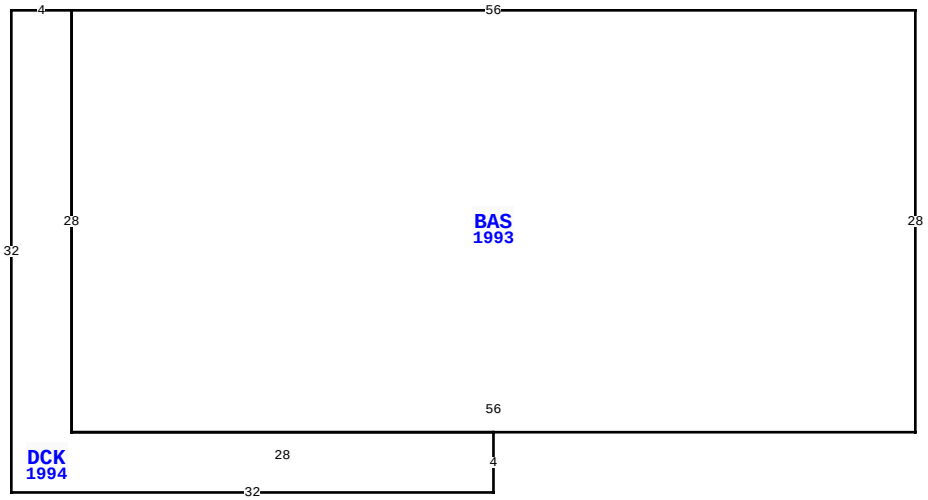
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,568	100	1993	1,568	49,260
DCK	240	15	1994	36	1,131
TOTALS	1,808			1,604	50,391

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,604	123.2000	104.72	167,971	1990	1990	0	0	0	70.00	30.00

1 M/H 93- 100% - 0 Heated Area: 1568 HX Base Yr



85121 TINYA RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		50,391
TOTAL MARKET OB/XF VALUE		2,240
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		142,631
SOH/AGL Deduction		97,211
ASSESSED VALUE		45,420
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		20,420
TOTAL JUST VALUE		142,631
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,737

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8254	MH MOVE-ON	36,000	07/25/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0601/1232	7/12/1990	WD	Q	V		15,900

GRANTOR: SHEFFIELD WM ET AL
GRANTEE: GLAZE D & RUSSELL K

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 DCK=[YR=1994] W4 S32 E32 N4 W28 N28$ S28 E56 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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	64	2,240	

LAND DESCRIPTION

TOTAL OB/XF 2,240

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	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 02/21/2024 BY NWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS