BLOCK 10 LOT 17
IN OR 1044/270
R567629 & R567630

LEE KARYN LOUISE
85155 TINYA RD
YULEE, FL 32097

2026

42-2N-27-4613-0010-0170

NASSAU COUNTY PROPERTY

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

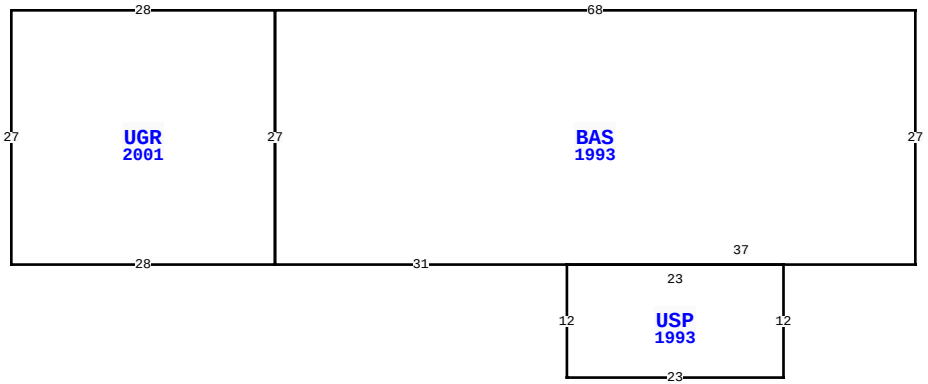
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	1993	1,836	55,058
UGR	756	45	2001	340	10,196
USP	276	50	1993	138	4,138
TOTALS	2,868			2,314	69,392

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,314	117.6000	99.96	231,307	1992	1992	0	0	0	70.00	30.00

1 M/H 93- 100% - 2003 Heated Area: 1836 HX Base Yr 2003



85155 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		69,392
TOTAL MARKET OB/XF VALUE		8,652
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		168,044
SOH/AGL Deduction		93,748
ASSESSED VALUE		74,296
TOTAL EXEMPTION VALUE	HX HB	49,296
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		168,044
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93-366	CARPORT	8,900	07/01/1993
8674	XFOB	1,440	02/05/1993
9126	MH MOVE-ON	40,500	11/25/1992
8187	GARAGE	20,400	06/17/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2768/1708	2/13/2025	QC	U	I	11	100
GRANTOR: LEE ALVIN JOE & KARYN						
GRANTEE: LEE KARYN LOUISE						
1044/0270	3/18/2002	PR	U	I	24	90,000
GRANTOR: RHYNE WANDA P/R						
GRANTEE: LEE ALVIN J & KARYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W68 UGR=[YR=2001] W28 S27 E28 N27$ S27 E31
USP=[YR=1993] S12 E23 N12 W23$ E37 N27$.

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	9	14	126.00	SF	10.00	10.00	100	1992	1992	3	20	252	
3	0510	GARAGE WD-	0	100	24	50	1,200.00	SF	35.00	35.00	100	1992	1992	3	20	8,400	

LAND DESCRIPTION

TOTAL OB/XF 8,652

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