BLOCK 10 LOT 20
YULEE WOODS #3 PB 5/239

CAIN BRENDA A & RICHARD A
85257 TINYA RD
YULEE, FL 32097

2026

42-2N-27-4613-0010-0200

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

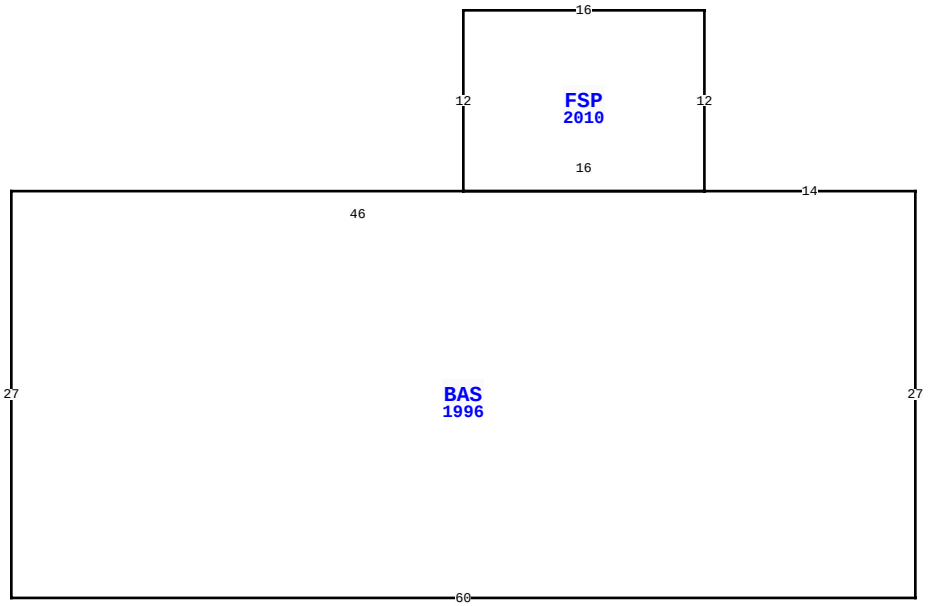
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,620	100	1996	1,620	34,176
FSP	192	60	2010	115	2,426
TOTALS	1,812			1,735	36,602

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,735	117.2000	105.48	183,008	1995	1995	0	0	20	70.00	20.00

1 M/H 94+ 100% - 2025 Heated Area: 1620 HX Base Yr 2025



85257 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		36,602
TOTAL MARKET OB/XF VALUE		7,586
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		134,188
SOH/AGL Deduction		3,389
ASSESSED VALUE		130,799
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		79,388
TOTAL JUST VALUE		134,188
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8088	MH MOVE-ON	10,000	03/15/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2660/86	8/04/2023	WD	U	I	30	105,000
GRANTOR: CAIN RICHARD Y & DEBO						
GRANTEE: CAIN BRENDA A & RIC						
1837/0364	12/17/2012	WD	Q	I	02	32,500
GRANTOR: WELLS FARGO BANK N A						
GRANTEE: CAIN RICHARD Y & DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W14 FSP=[YR=2010] N12 W16 S12 E16$ W46 S27 E60 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	0510	GARAGE WD-	0	100	19	18	342.00	SF	35.00	35.00	100	1998	1998	3	24	2,873	
2	0681	POLE SHED	0	100	18	12	216.00	SF	15.00	15.00	100	1998	1998	3	24	778	
3	0681	POLE SHED	0	100	12	19	228.00	SF	15.00	15.00	100	1998	1998	3	24	821	
4	1242	WD DECK A	0	100	15	12	180.00	SF	10.00	10.00	100	1998	1998	3	20	360	
5	1242	WD DECK A	0	100	0	0	587.00	SF	10.00	10.00	100	1998	1998	3	20	1,174	
6	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	79	1,580	

LAND DESCRIPTION

TOTAL OB/XF 7,586

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