BLOCK 10 LOT 24 R621498
IN OR 607 PG 886
YULEE WOODS #3 PB 5/239

GAY RUFUS R JR
85387 TINYA ROAD
YULEE, FL 32097

2026

42-2N-27-4613-0010-0240

NASSAU COUNTY PROPERTY

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

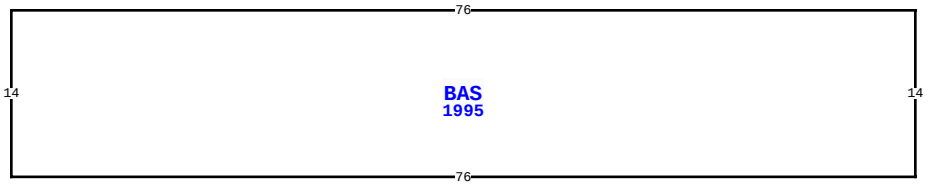
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1995	1,064	28,326
TOTALS	1,064			1,064	28,326

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,064	98.6000	88.74	94,419	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ 100% - 1996 Heated Area: 1064 HX Base Yr 1996



85387 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		28,326
TOTAL MARKET OB/XF VALUE		384
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		118,710
SOH/AGL Deduction		73,859
ASSESSED VALUE		44,851
TOTAL EXEMPTION VALUE	HX HB SX	44,851
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		118,710
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		112,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-570	MH MOVE-ON	22,425	08/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0607/0886	9/17/1990	WD	Q	V		15,900

GRANTOR: SHEFFIELD WM F ET AL
GRANTEE: GAY RUFUS R JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W76 S14 E76 N14$.

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	8	8	64.00	SF	30.00	30.00	100	1992	1992	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 384

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