BLOCK 10 LOT 25
IN OR 1346/555
R672877 & R672878

SAYRE CARL L & JANET M
85413 TINYA ROAD
YULEE, FL 32097

2026

42-2N-27-4613-0010-0250

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

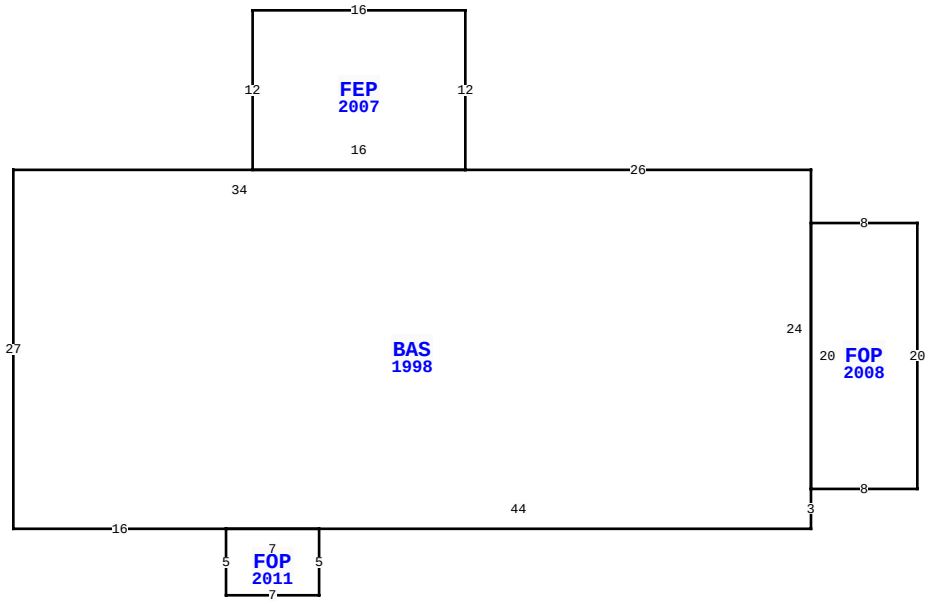
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1998	1,620	59,807
FEP	192	85	2007	163	6,018
FOP	160	30	2008	48	1,772
FOP	35	30	2011	10	369
TOTALS	2,007			1,841	67,966

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,841	117.2000	105.48	194,189	1998	1998	0	0	0	65.00	35.00

1 M/H 94+ 100% - 2006 Heated Area: 1783 HX Base Yr 2006



85413 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		67,966
TOTAL MARKET OB/XF VALUE		7,798
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		165,764
SOH/AGL Deduction		77,083
ASSESSED VALUE		88,681
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		37,270
TOTAL JUST VALUE		165,764
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24543	XFOB	4,687	04/01/2011
B0616980	REMODEL	25,195	09/01/2006
971981	MH MOVE-ON	0	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1346/0555	8/31/2005	WD	Q	I		99,500
GRANTOR: LOMBARDI ANTHONY C &						
GRANTEE: SAYRE CARL L & JANE						
0812/0865	11/05/1997	WD	Q	V		20,500
GRANTOR: LATUCH DAMON F & GLAD						
GRANTEE: LOMBARDI ANTHONY C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W26 FEP=[YR=2007] N12 W16 S12 E16$ W34 S27 E16 FOP=[YR=2011] S5 E7 N5 W7$ E44 N3 FOP=[YR=2008] E8 N20 W8 S20$ 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	20	12	240.00	SF	30.00	30.00	100	2000	2000	3	20	1,440	
2	1242	WD DECK A	0	100	0	0	166.00	SF	10.00	10.00	100	2000	2000	3	20	332	
3	0940	SHEDS/PORT	0	100	0	0	227.00	SF	30.00	30.00	100	2000	2000	3	20	1,362	
4	0680	POLE SHED	0	100	8	4	32.00	SF	10.00	10.00	100	2000	2000	3	26	83	
5	1242	WD DECK A	0	100	8	6	48.00	SF	10.00	10.00	100	2006	2006	3	22	106	
6	1242	WD DECK A	0	100	0	0	223.00	SF	10.00	10.00	100	2006	2006	3	22	491	
9	0351	CARPORT MT	0	100	24	24	576.00	SF	10.00	10.00	100	2011	2011	3	40	2,304	
10	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	2011	2011	3	40	1,440	
11	0680	POLE SHED	0	100	10	5	50.00	SF	10.00	10.00	100	2009	2009	3	48	240	

LAND DESCRIPTION

TOTAL OB/XF 7,798

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