

BLOCK 11 LOT 3
IN OR 1777/179 & OR 1823/1542
R583820 & R583821

CADY PAUL R
85334 TINYA RD
YULEE, FL 32097

2026

42-2N-27-4613-0011-0030



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	

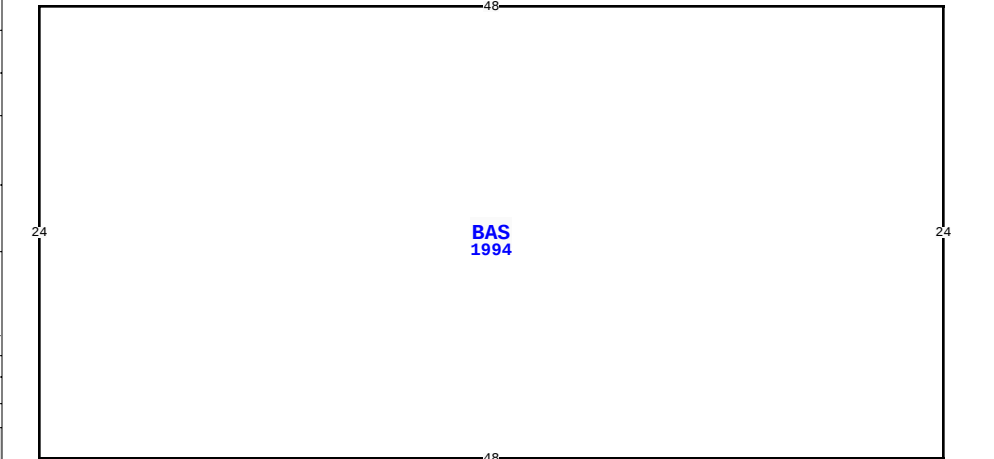
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1994	1,152	36,578
TOTALS	1,152			1,152	36,578

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	1242	WD DECK A	0 100	12	10	120.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0800	02	1,152	117.6000	105.84	121,928	1994	1994	0	0
1 M/H 94+			100% - 2013			Heated Area: 1152			HX Base Yr 2013



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

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	1242	WD DECK A	0 100	12	10	120.00	SF	10.00	10.00

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	1242	WD DECK A	0 100	12	10	120.00	SF	10.00	10.00

Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					36,578				
TOTAL MARKET OB/XF VALUE					240				
TOTAL LAND VALUE - MARKET					90,000				
TOTAL MARKET VALUE					126,818				
SOH/AGL Deduction					76,144				
ASSESSED VALUE					50,674				
TOTAL EXEMPTION VALUE					25,674				
BASE TAXABLE VALUE					25,000				
TOTAL JUST VALUE					126,818				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					119,786				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-422	MH MOVE-ON	25,609	03/01/1994
9195	MH MOVE-ON	10,000	01/05/1993

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1823/1542	11/07/2012	QC	U	I	11	100			
GRANTOR: GILLETE NICKEY									
GRANTEE: CADY PAUL R									
1777/0179	1/23/2012	PR	U	I	19	70,000			
GRANTOR: GILLETTE ASA R III P/									
GRANTEE: CADY PAUL R									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1994] W48 S24 E48 N24\$.									

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