BLOCK 11 LOT 6
YULEE WOODS #3 PB 5/239

TRUST NO EIGHTY-FIVE THOUSAND TWO HUNDRED THIRTY T
12276 SAN JOSE BLVD STE 520
JACKSONVILLE, FL 32223

2026

42-2N-27-4613-0011-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

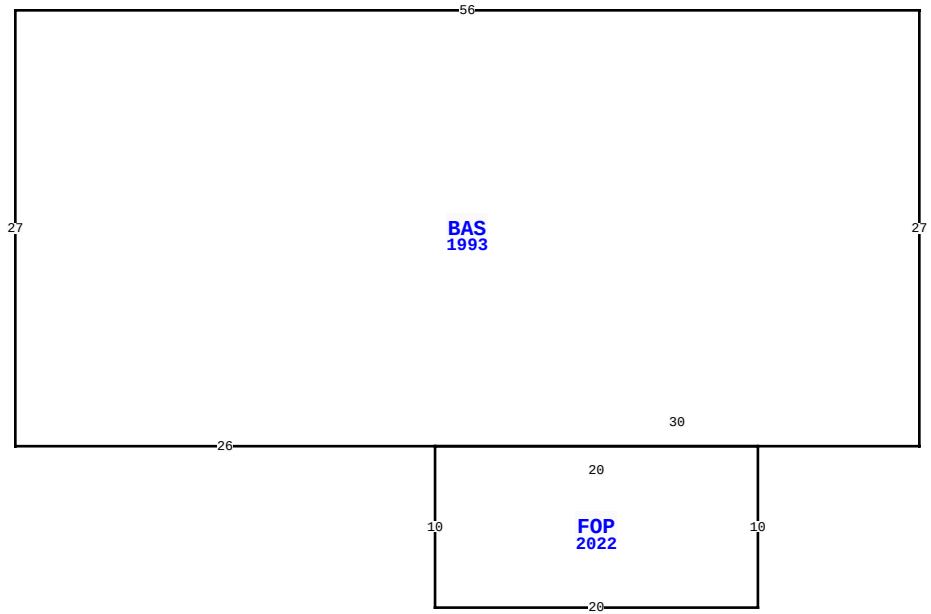
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,512	100	1993	1,512	96,071
FOP	200	30	2022	60	3,812
TOTALS	1,712			1,572	99,884

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,572	116.8000	99.28	156,068	1991	2011	0	0	0	36.00	64.00

1 M/H 93- 0% - 2024 Heated Area: 1512 HX Base Yr



85230 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	99,884
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	189,884
SOH/AGL Deduction	0
ASSESSED VALUE	189,884
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	189,884
TOTAL JUST VALUE	189,884
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	181,946

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8163	MH MOVE-ON	32,000	05/07/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2639/194	5/12/2023	WD	U	I	11	100
GRANTOR: MARQUETTE DANIEL B &						
GRANTEE: TRUST NO EIGHTY-FIV						
2555/1421	4/14/2022	WD	Q	I	01	220,000
GRANTOR: FILLINGIM PAMELA G						
GRANTEE: MARQUETTE DANIEL BR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S27 E26 FOP=[YR=2022] S10 E20 N10 W20$ E30 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	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