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

SPIWAK MATTHEW/LUCIANO JESSICA
85090 TINYA RD
YULEE, FL 32097

2026

42-2N-27-4613-0011-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

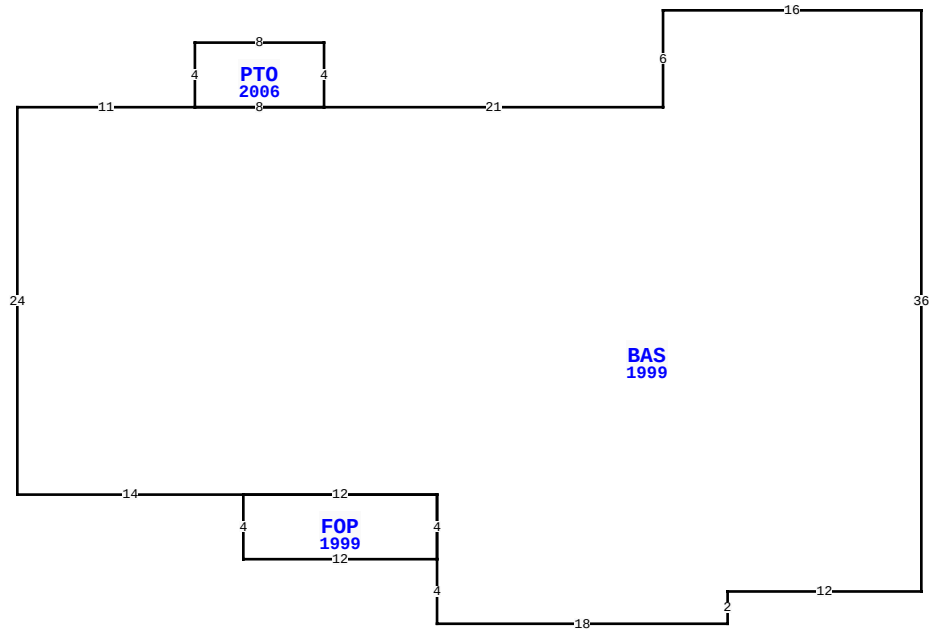
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
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	1,656	100	1999	1,656	178,555
FOP	48	30	1999	14	1,509
PTO	32	5	2006	2	216
TOTALS	1,736			1,672	180,281

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,672	117.7000	123.58	206,626	1999	1999	0	0	0	12.75	87.25

1 SINGLE FAM 100% - 2025 Heated Area: 1656 HX Base Yr 2025



85090 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		189,779
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		279,779
SOH/AGL Deduction		5,023
ASSESSED VALUE		274,756
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		223,345
TOTAL JUST VALUE		279,779
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,533

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906141	NEW CONSTR	78,800	06/01/1999
9032	MH MOVE-ON	11,000	09/10/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2697/118	2/12/2024	WD	Q	I	01	315,000
GRANTOR: DAVIS GABRIEL Z L/E						
GRANTEE: SPIWAK MATTHEW						
2342/0397	2/26/2020	LE	U	I	11	100
GRANTOR: DAVIS GABRIEL Z & NIC						
GRANTEE: THEM THAT TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999;ORIG=0,0] W16 S6 W21 W8 W11 S24 E14 E12 S4 S4 E18 N2 E12 N36 $
FOP=[YR=1999;ORIG=-42,30] S4 E12 N4 W12 $
PTO=[YR=2006;ORIG=-37,6] N4 W8 S4 E8 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 10/25/2024 BY KWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

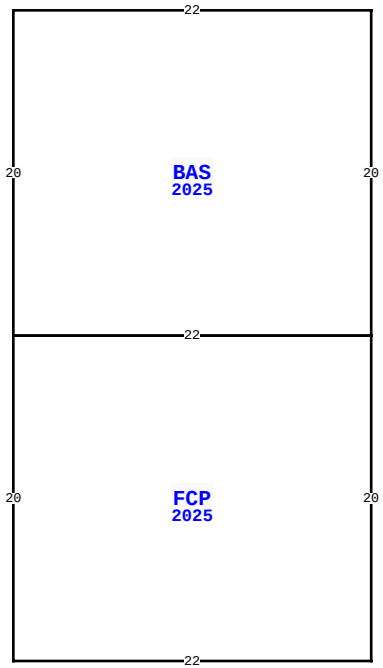
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	440	100	2025	440	7,599
FCP	440	25	2025	110	1,900
TOTALS	880			550	9,498

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	550	63.2500	24.67	13,568	2005	2005	0	0	0	30.00	70.00

2 GARAGE RES 100% - 2025 Heated Area: 440 HX Base Yr 2025



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GRANTOR: DAVIS GABRIEL Z & NIC						
GRANTEE: THEM THAT TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=50,20] E22 S20 W22 N20 $
FCP=[YR=2025;ORIG=50,40] E22 S20 W22 N20 $
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EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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