

BLOCK 11 LOT 13 R360279
IN OR 607 PG 389
YULEE WOODS #3 PB 5/239

BRANTLEY KENNITH R & LOLA J
85034 TINYA ROAD
YULEE, FL 32097

2026

42-2N-27-4613-0011-0130



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		2 100
Bathrooms		1 100
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	840	100	1993	840	20,477
UOP	64	25	1993	16	390

TOTALS	904			856	20,868
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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
1	0940	SHEDS/PORT	0 100	20	10	200.00	SF	30.00	30.00	100	1990
2	0940	SHEDS/PORT	0 100	10	16	160.00	SF	30.00	30.00	100	1999

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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	856	95.6000	81.26	69,559	1985	1985	0	0	0 70.00	30.00
1 M/H 93- 100% - 0 Heated Area: 840 HX Base Yr											
85034 TINYA RD, YULEE											

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

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
30.00	100	1990	1990	3	20	1,200	
30.00	100	1999	1999	3	20	960	

TOTAL OB/XF											
2,160											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		20,868	
TOTAL MARKET OB/XF VALUE		2,160	
TOTAL LAND VALUE - MARKET		90,000	
TOTAL MARKET VALUE		113,028	
SOH/AGL Deduction		78,388	
ASSESSED VALUE		34,640	
TOTAL EXEMPTION VALUE		HX HB SX 34,640	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		113,028	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		106,404	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
952462	REPAIR/RRF	8,568	02/05/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V	RSN CD	SALE PRICE
0607/0389	9/12/1990	WD Q	V		18,500
GRANTOR: SHEFFIELD WM F ET AL					
GRANTEE: BRANTLEY KENNITH &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W32 UOP=[YR=1993] N8 W8 S8 E8\$ W28 S14 E60 N14\$.											