TRACT 65
YULEE HILLS PB 4/31

HENDRY CASEY M & ASHLEY MALONE
85222 MINER ROAD
YULEE, FL 32097

2023

51-3N-27-4881-0065-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4040.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

86386 TIMBER RIDGE ST, YULEE

BLD DATE	07/29/2008	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	86,400
TOTAL MARKET VALUE	98,400
SOH/AGL Deduction	19,963
ASSESSED VALUE	78,437
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	78,437
TOTAL JUST VALUE	98,400
NCON VALUE	12,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21199	DEMO OF 12X12 SHE	250	03/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2623/1151	3/02/2023	WD	Q	V	01	110,000
GRANTOR: ANDERSON JOHN ALLEN &						
GRANTEE: HENDRY CASEY MITHCE						
2363/1028	5/22/2020	WD	Q	I	01	60,000
GRANTOR: CONNER JIMMY LEROY						
GRANTEE: ANDERSON JOHN ALLEN						

BUILDING NOTES

BUILDING DIMENSIONS

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1975	1975	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1975	1975	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	000102	C	SFR/MH	0		RM	162.00	286.00	1.08	AC		1.00	1.00	1.00	80,000.00	80,000.00	86,400							

REVIEW DATE 10/24/2022 BY NWA Total Acres: 1.08 Total Land Value: 86,400 Market: 0 Agricultural: 0 Common: 86,400 PRINTED 08/02/2023 BY SYS