TRACT 25
YULEE HILLS PB 4/31

MCKENZIE TROY LEE
86432 TIMBER RIDGE ST
YULEE, FL 32097

2024

51-3N-27-4881-0025-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

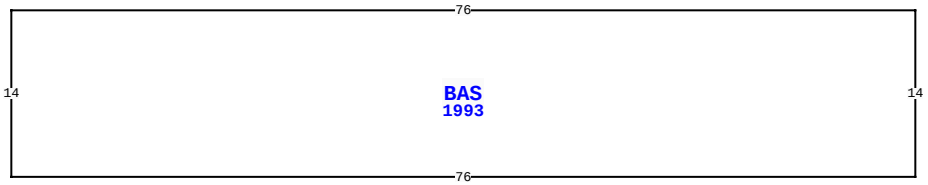
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4040.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	22,389
TOTALS	1,064		1,064	22,389

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,064	100.2000	70.14	74,629	1992	1992	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 1064 HX Base Yr



86432 TIMBER RIDGE ST, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	22,389
TOTAL MARKET OB/XF VALUE	4,058
TOTAL LAND VALUE - MARKET	98,400
TOTAL MARKET VALUE	124,847
SOH/AGL Deduction	0
ASSESSED VALUE	124,847
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	124,847
TOTAL JUST VALUE	124,847
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	123,533

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8149	XFOB	0	06/05/1992
8004	DEMOLITION	0	04/16/1992
8867	MH MOVE-ON	12,449	04/16/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2555/0608	4/14/2022	QC	U	I	11	100

GRANTOR: WILSON MARY FRANCES &
GRANTEE: MCKENZIE TROY LEE

2549/0019	3/22/2022	FJ	U	I	11	0

GRANTOR: MCKENZIE EDWARD H EST
GRANTEE: WILSON MARY FRANCES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W76 S14 E76 N14$.

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	0940	SHEDS/PORT	0	0	0	0	632.00	SF	15.00	15.00	100	1970	1970	3	20	1,896	
2	0680	POLE SHED	0	0	0	0	160.00	SF	5.00	5.00	100	1970	1970	3	20	160	
3	0351	CARPORT MT	0	0	26	22	572.00	SF	10.00	10.00	100	2008	2008	3	35	2,002	

LAND DESCRIPTION

TOTAL OB/XF 4,058

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	176.00	270.00	1.23	AC		1.00	1.00	1.00	80,000.00	80,000.00	98,400							

REVIEW DATE 08/18/2022 BY NWA Total Acres: 1.23 Total Land Value: 98,400 Market: 0 Agricultural: 0 Common: 98,400 PRINTED 08/06/2024 BY SYS