PT TRACT A IN OR 692/371
YULEE HILLS PBK 4/31 {A/K/A
UNR TRACT 151 OF TRACT A}

MILLAN GWEN
86445 TIMBER RIDGE RD
YULEE, FL 32097

2024

51-3N-27-4881-0151-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	02	Quality Level 02

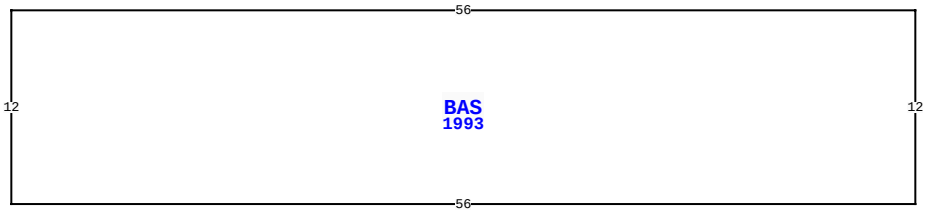
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4040.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	8,693
TOTALS	672		672	8,693

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	61.6000	43.12	28,977	1971	1971	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 672 HX Base Yr



86445 TIMBER RIDGE ST, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		8,693
TOTAL MARKET OB/XF VALUE		900
TOTAL LAND VALUE - MARKET		76,230
TOTAL MARKET VALUE		85,823
SOH/AGL Deduction		48,018
ASSESSED VALUE		37,805
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		12,805
TOTAL JUST VALUE		85,823
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		86,565

1971 TOWNCRAFT RP 2586

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0692/0371	11/12/1993	WD	U	I	10	9,000
GRANTOR: SHEFFIELD & BLACKMON						
GRANTEE: MILLAN ERNEST JR &						
0286/0040	2/01/1979	CD	Q	V		8,100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S12 E56 N12$.

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	100	16	14	224.00	SF	20.10	20.10	100	1984	1984	3	20	900	

LAND DESCRIPTION

TOTAL OB/XF 900

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	100		RM	150.00	2,350.00	0.91	AC		1.00	1.00	1.00	80,000.00	80,000.00	72,800							
2	009630	C	SWAMP	100		RM	0.00	0.00	6.86	AC		1.00	1.00	1.00	500.00	500.00	3,430							

REVIEW DATE 08/18/2022 BY NWA Total Acres: 7.77 Total Land Value: 76,230 Market: 0 Agricultural: 0 Common: 76,230 PRINTED 08/06/2024 BY SYS