PT TRACT A IN OR 2384/1188
YULEE HILLS PBK 4/31 {A/K/A
UNR TRACT 156 OF TRACT A}

MAGSMA LLC
95148 BLUE LANE
FERNANDINA BEACH, FL 32034

2024

51-3N-27-4881-0156-0000

BUILDING CHARACTERISTICS

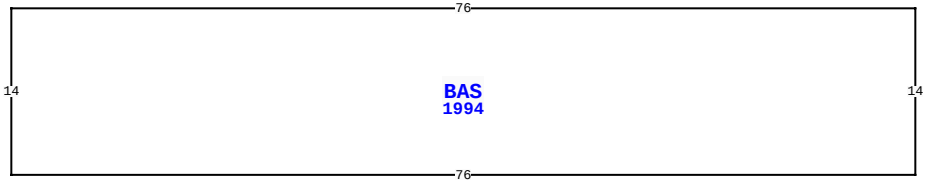
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
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	38,476
TOTALS	1,064		1,064	38,476

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,064	114.8000	86.10	91,610	1994	1998	0	0	0	58.00	42.00

1 M/H 94+ – 0% - 0 Heated Area: 1064 HX Base Yr



86299 TIMBER RIDGE ST, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	38,476
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	78,925
TOTAL MARKET VALUE	117,401
SOH/AGL Deduction	26,169
ASSESSED VALUE	91,232
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	91,232
TOTAL JUST VALUE	117,401
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	105,023

BLDG:1:4: 1994 WEST (2018)
BLDG:1:3: RP # 12750929
BLDG:1:1: DW/MH/ID GAFLP75A19668WE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
961415	MH MOVE-ON	0	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2497/0136	9/15/2021	QC	U	I	11	100
GRANTOR: SWS SERVICES INC						
GRANTEE: MAGSMA LLC						
2384/1188	8/14/2020	WD	Q	I	01	100,000
GRANTOR: HAGA JANA & KATHERINE						
GRANTEE: SWS SERVICES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	150.00	1,535.00	0.96	AC		1.00	1.00	1.00	80,000.00	80,000.00	76,800							
2	009630	C	SWAMP	0		RM	0.00	0.00	4.25	AC		1.00	1.00	1.00	500.00	500.00	2,125							

REVIEW DATE 04/16/2024 BY KWA Total Acres: 5.21 Total Land Value: 78,925 Market: 0 Agricultural: 0 Common: 78,925 PRINTED 08/06/2024 BY SYS