PT TRACT A IN OR 2650/1881
YULEE HILLS PBK 4/31 {A/K/A
UNR TRACT 159 OF TRACT A}

FLANAGAN MARTHA G L/E/
86221 TIMBER RIDGE STREET
YULEE, FL 32097

2024

51-3N-27-4881-0159-0000

BUILDING CHARACTERISTICS

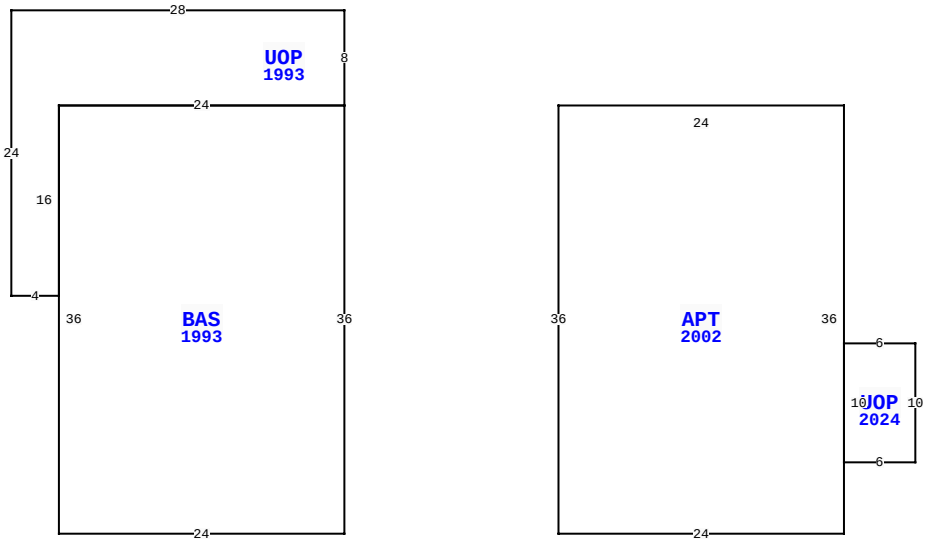
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4040.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	864	100	864	75,042
BAS	864	100	864	75,042
UOP	288	20	58	5,038
UOP	60	20	12	1,042
TOTALS	2,076		1,798	156,163

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,798	106.0000	100.70	181,059	1986	1995	0	0	0	13.75	86.25

1 SINGLE FAM – 100% - 0 Heated Area: 1728 HX Base Yr



86221 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		156,163
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		99,070
TOTAL MARKET VALUE		255,233
SOH/AGL Deduction		151,887
ASSESSED VALUE		103,346
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		53,346
TOTAL JUST VALUE		255,233
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,136

BAS = UPSTAIRS & APT IS ENCLOSED PORTION (DOWNSTAI

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2650/1881	6/29/2023	LE	U	I	11	100
GRANTOR: FLANAGAN MARTHA G						
GRANTEE: FLANAGAN JAMES A II						
1139/1386	5/23/2003	QC	U	I	01	100
GRANTOR: FLANAGAN JAMES A JR						
GRANTEE: FLANAGAN MARTHA G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-12,0] W24 S36 E24 N36 $
APT=[YR=2002;ORIG=6,0] E24 S36 W24 N36 $
UOP=[YR=1993;ORIG=-12,-8] W28 S24 E4 N16 E24 N8 $
PTR=[ORIG=0,0] E15 W15 $
UOP=[YR=2024;ORIG=30,30] E6 N10 W6 S10 $
.

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	000100	C	SFR	100		RM	150.00	1,490.00	1.21	AC		1.00	1.00	1.00	80,000.00	80,000.00	96,800							
2	009630	C	SWAMP	100		RM	0.00	0.00	4.54	AC		1.00	1.00	1.00	500.00	500.00	2,270							

REVIEW DATE 04/16/2024 BY KWA Total Acres: 5.75 Total Land Value: 99,070 Market: 0 Agricultural: 0 Common: 99,070 PRINTED 08/06/2024 BY SYS