PT TRACT A IN OR 2137/120
(EX ESMT OR 663/908 &
EX OR 2199/1944)

REESE RONALD N/INGLE CONSTANCE M
86203 TIMBER RIDGE STREET
YULEE, FL 32097

2024

51-3N-27-4881-0160-0000

BUILDING CHARACTERISTICS

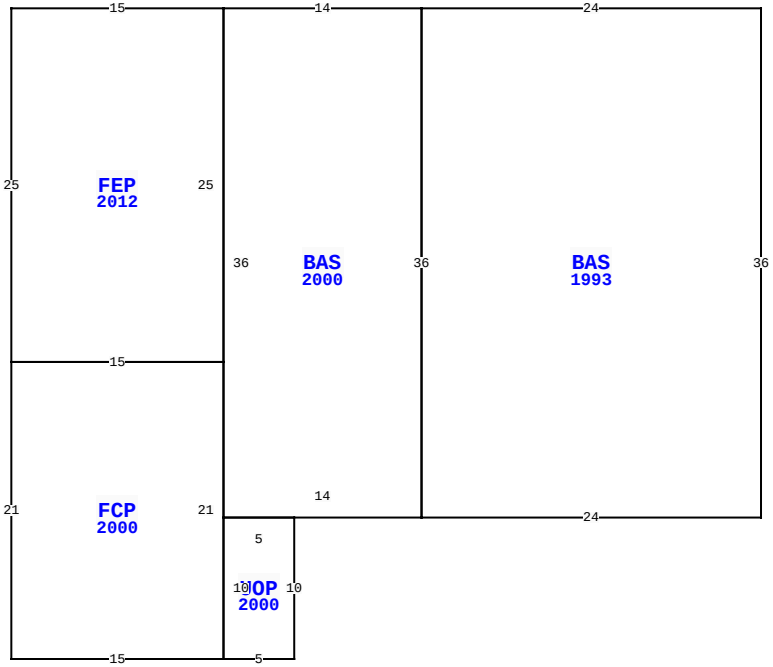
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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
BAS	864	100	864	66,228
BAS	504	100	504	38,633
FCP	315	25	79	6,056
FEP	375	80	300	22,996
UOP	50	20	10	767
TOTALS	2,108		1,757	134,678

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,757	96.4000	91.58	160,906	1988	1990	0	0	0	16.30	83.70

1 SINGLE FAM – 0% - 2023 Heated Area: 1368 HX Base Yr



86203 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	134,678
TOTAL MARKET OB/XF VALUE	4,370
TOTAL LAND VALUE - MARKET	57,090
TOTAL MARKET VALUE	196,138
SOH/AGL Deduction	0
ASSESSED VALUE	196,138
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	196,138
TOTAL JUST VALUE	196,138
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	189,680

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003182	MH MOVE-ON	0	07/01/2000
8274	REMODEL	58,320	07/31/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2137/0120	7/20/2017	QC	U	I	11	100
GRANTOR: REESE ALFRED C & JEAN						
GRANTEE: REESE RONALD N & CO						
0709/1688	7/26/1994	WD	U	I	10	24,500
GRANTOR: HOPPER GROVER C & BET						
GRANTEE: REESE ALFRED & JEAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 BAS=[YR=2000] W14 FEP=[YR=2012] W15 S25 FCP=[YR=2000] S21 E15 UOP=[YR=2000] E5 N10 W5 S10$ N21 W15$ E15 N25$ S36 E14 N36 $ S36 E24 N36 $.

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	0810	CONCRETE A	0	0	23	11	253.00	SF	6.50	6.50	100	1990	1990	3	59.5	978	
2	1242	WD DECK A	0	0	16	16	256.00	SF	10.00	10.00	100	2000	2000	3	20	512	
3	0680	POLE SHED	0	0	40	18	720.00	SF	10.00	10.00	100	2024	2005		40	2,880	

LAND DESCRIPTION

TOTAL OB/XF 4,370

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	0		RM	0.00	0.00	0.69	AC		1.00	1.00	1.00	80,000.00	80,000.00	55,200							
2	009630	C	SWAMP	0		RM	0.00	0.00	3.78	AC		1.00	1.00	1.00	500.00	500.00	1,890							

REVIEW DATE 04/16/2024 BY KWA Total Acres: 4.47 Total Land Value: 57,090 Market: 0 Agricultural: 0 Common: 57,090 PRINTED 08/06/2024 BY SYS