

WILSON AVERY & KORI
86127 TIMBER RIDGE ST
YULEE, FL 32097

51-3N-27-4881-0162-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

090001CEDAR 60
WD FR STUC 40

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo11CLAY TILE 50

Interior Floo12HARDWOOD 50

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame Stories Units02WOOD FRAME 100

BUD8 Adjustme Occupancy04DIST 01 100
NONE 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4040.00

TOTALSGROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,3351001,335193,949

FEP1508012017,434

FGR7685542261,308

FOP6530202,906

FOP6030182,615

FUS20010020029,056

USP4803014420,921

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFNCENORM% COND

0900012,259124.3032155.38351,00319502010006.5093.50

1 SNGL FAM - 100% - 2022Heated Area: 1535HX Base Yr 2022

Diagram showing lot dimensions and area calculations.

NASSAU COUNTY PROPERTY VALUATION SUMMARY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE328,188

TOTAL MARKET OB/XF VALUE32,109

TOTAL LAND VALUE - MARKET132,325

TOTAL MARKET VALUE492,622

SOI/AGL Deduction129,408

ASSESSED VALUE363,214

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE313,214

TOTAL JUST VALUE492,622

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE478,453

SAMPLE DATA

PERMIT NUMDESCRIPTIONAMTISSUED

3064GARAGE7,92010/30/1985

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / U / V / I / RSN CD SALE PRICE

2388/04635/15/2020WD Q I 01400,000

GRANTOR:HOLLOWAY JEREMY B ET

GRANTEE:WILSON AVERY & KORI

1971/18153/26/2015WD U I 3075,700

GRANTOR:HOLLOWAY DAVID L & KA

GRANTEE:HOLLOWAY DAVID L &

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2012] W24 S10 FEP=[YR=1993] W15 BAS=[YR=1993] N6 W30 S32 E20 S6 E20 FOP=[YR=1993] S10 E5 FGR=[YR=1993] E24 N32 W24 S32\$ N13 W5 S3\$ N3 E5N19 W15 N10\$ S10 E15 N10\$ S10 E24 N20\$ PTR=E15 FOP=[YR=1998] E15 S4 FUS=[YR=1993] S10 W5 S5 W10 N15 E15\$ W15 N4\$ W15\$.

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPED TDPPTH FACT% CONDTOT ADJ UNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEAR DENSITYDECLFRZ YR CONSRV

1000100CSFR100RM150.000710.001.63 AC1.001.001.0080,000.0080,000.00130,400

2009630C SWAMP100RM0.000.003.85 AC1.001.001.00500.00500.001,925

REVIEW DATE08/25/2022BYNWA Total Acres: 5.48Total Land Value: 132,325Market: 0Agricultural: 0Common: 132,325PRINTED 08/06/2024 BY SYS