PT TRACT A IN 461/411
YULEE HILLS PBK 4/31 {A/K/A
UNR TRACT 166 OF TRACT A}

GOOS JAMES L EST
86013 TIMBER RIDGE STREET
YULEE, FL 32097

2024

51-3N-27-4881-0166-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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

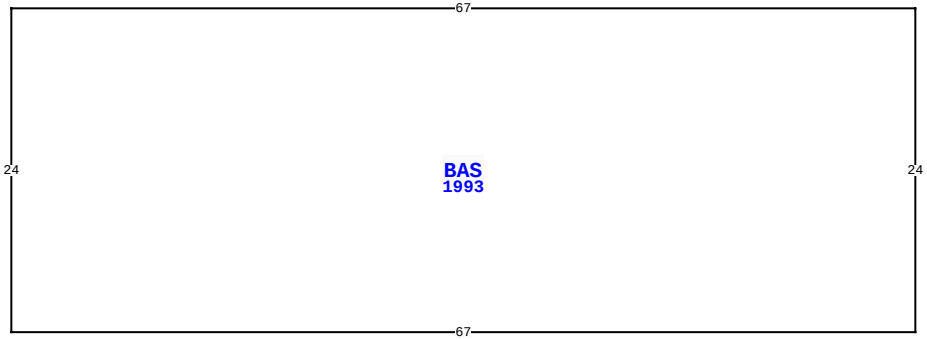
NEIGHBORHOOD/LOC 4040.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,608	100	1,608	23,213
TOTALS	1,608		1,608	23,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,608	68.7400	48.12	77,377	1974	1974	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1608 HX Base Yr



86013 TIMBER RIDGE ST, YULEE

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

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	0511	GARAGE CB-	0	100	16	23	368.00	SF	40.00	40.00	100	1978	1978	3	29	4,269	
2	0940	SHEDS/PORT	0	100	9	20	180.00	SF	30.00	30.00	100	1997	1997	3	20	1,080	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		23,213
TOTAL MARKET OB/XF VALUE		5,349
TOTAL LAND VALUE - MARKET		68,815
TOTAL MARKET VALUE		97,377
SOH/AGL Deduction		45,474
ASSESSED VALUE		51,903
TOTAL EXEMPTION VALUE	HX HB	26,903
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		97,377
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		95,865

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0451/0331	4/01/1985	WD	Q	I		32,000
GRANTOR:						
GRANTEE:						
0258/0334	2/01/1978	WD	Q	V		9,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W67 S24 E67 N24$.

LAND DESCRIPTION

TOTAL OB/XF 5,349

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	1,625.00	0.83	AC		1.00	1.00	1.00	80,000.00	80,000.00	66,400							
2	009630	C	SWAMP	100		RM	0.00	0.00	4.83	AC		1.00	1.00	1.00	500.00	500.00	2,415							

REVIEW DATE 08/25/2022 BY NWA Total Acres: 5.66 Total Land Value: 68,815 Market: 0 Agricultural: 0 Common: 68,815 PRINTED 08/06/2024 BY SYS