

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	02	WINDOW 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	04	DIST 01 100	
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	YEAR
BAS	1,064	100	1993
TOTALS	1,064		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,064	100.2000	80.16	85,290	1992	1992	0	0	70.00	30.00
1 M/H 93- - 0% - 2023 Heated Area: 1064 HX Base Yr											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE						
BAS	1,064	100	1993	1,064	25,587						
TOTALS	1,064			1,064	25,587						

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			25,587
TOTAL MARKET OB/XF VALUE			3,829
TOTAL LAND VALUE - MARKET			104,550
TOTAL MARKET VALUE			133,966
SOH/AGL Deduction			0
ASSESSED VALUE			133,966
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			133,966
TOTAL JUST VALUE			133,966
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			124,847

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8149	XFOB	0	06/05/1992
8004	DEMOLITION	0	04/16/1992
8867	MH MOVE-ON	12,449	04/16/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2777/1449	3/28/2025	QC U	I	I	11	100
GRANTOR: WILSON MARY FRANCES						
GRANTEE: MCKENZIE TROY LEE						
2555/0608	4/14/2022	QC U	I	I	11	100
GRANTOR: WILSON MARY FRANCES &						
GRANTEE: MCKENZIE TROY LEE						

EXTRA FEATURES		86432 TIMBER RIDGE ST, YULEE															
L N	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	0940	SHEDS/PORT	0	0	0	0	632.00	SF	15.00	15.00	100	1970	1970	3	20	1,896	
2	0680	POLE SHED	0	0	0	0	160.00	SF	5.00	5.00	100	1970	1970	3	20	160	
3	0351	CARPORT MT	0	0	26	22	572.00	SF	10.00	10.00	100	2008	2008	3	31	1,773	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/05/2025	MLU

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W76 S14 E76 N14\$.											

LAND DESCRIPTION												TOTAL OB/XF 3,829												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		RM	176.00	270.00	1.23	AC		1.00	1.00	1.00	85,000.00	85,000.00	104,550							