

**FEDERICO ANTHONY G & HELMI J L/E/
86475 TIMBER RIDGE STREET
YULEE, FL 32097**

51-3N-27-4881-0150-0000

NASSAU COUNTY PROPERTY						PAGE 1 of 3		4
VALUATION SUMMARY								
VALUATION BY					STANDARD			
Tax Group: 4					Tax Dist:			
BUILDING MARKET VALUE					241,304			
TOTAL MARKET OB/XF VALUE					10,933			
TOTAL LAND VALUE - MARKET					79,520			
TOTAL MARKET VALUE					331,757			
SOH/AGL Deduction					139,309			
ASSESSED VALUE					192,448			
TOTAL EXEMPTION VALUE					HX HB		50,722	
BASE TAXABLE VALUE					141,726			
TOTAL JUST VALUE					331,757			
NCON VALUE					0			
INCOME VALUE								
PREVIOUS YEAR MKT VALUE					316,730			
PERMIT NUM		DESCRIPTION			AMT		ISSUED	
22000134		ADDITION			46,152		01/04/2022	
R1213195		REPAIR/RRF			2,350		11/01/2012	
B1226535		PORCH			6,000		10/01/2012	
2937		SWIM POOL			200		03/04/1988	
4709		SWIM POOL			11,538		03/04/1988	
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
2258/0131		2/26/2019		QC	Q	I	11	100
GRANTOR: FEDERICO ANTHONY G &								
GRANTEE: DIENER RAINA N								
1109/1924		1/28/2003		QC	Q	I	01	100
GRANTOR: FEDERICO ANTHONY & HE								
GRANTEE: FEDERICO ANTHONY G								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=1993] W62 S36 E5 FOP=[YR=2012] S12 E20 N12 W20\$ E57 N36\$.								

PT TRACT A IN OR 2258/131
YULEE HILLS PBK 4/31 {A/K/A
UNR TRACT 150 OF TRACT A}

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2025

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4040.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,200	100
UDU	84	55
TOTALS	1,284	1,246

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0150	01	1,246	78.2280	41.46	51,659	1975	1975	0	0	24.75	75.25

2

ACCESORY U - 100% - 0

Heated Area: 1200

HX Base Yr 1983

30

40

30

40

BAS
1993

7

12

7

12

UDU
1993

BLD DATE

LGL DATE

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