PT TRACT A IN OR 550/211,
CASE#94-275-CA & OR 963/584
YULEE HILLS PBK 4/31 {A/K/A

MCCLAIN EDMOND D JR
86357 TIMBER RIDGE STREET
YULEE, FL 32097

2025

51-3N-27-4881-0154-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 04

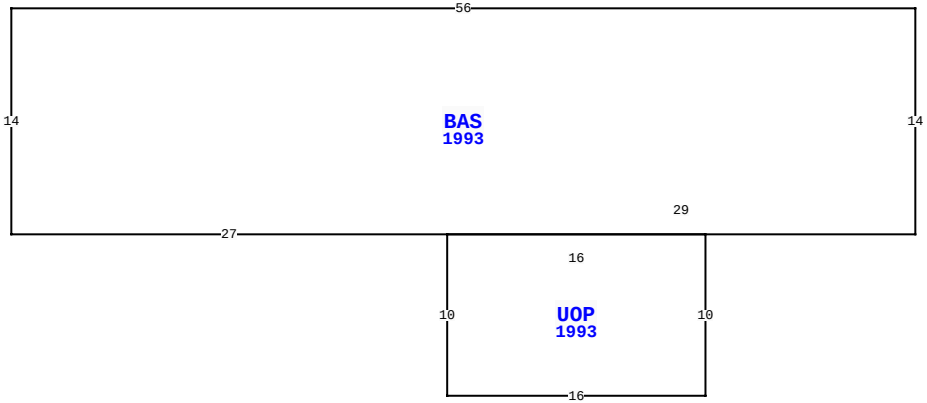
NEIGHBORHOOD/LOC 4040.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	1993	784	17,988
UOP	160	25	1993	40	918
TOTALS	944			824	18,906

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	824	95.6000	76.48	63,020	1983	1983	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 784 HX Base Yr 1989



86357 TIMBER RIDGE ST, YULEE

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/05/2025 MLU
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	0940	SHEDS/PORT	0	100	17	8	136.00	SF	30.00	30.00	100	1990	1990	3	20	816	
2	1242	WD DECK A	0	100	10	32	320.00	SF	10.00	10.00	100	1985	1985	3	20	640	
3	0681	POLE SHED	0	100	8	10	80.00	SF	15.00	15.00	100	1995	1995	3	20	240	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		18,906
TOTAL MARKET OB/XF VALUE		1,696
TOTAL LAND VALUE - MARKET		80,740
TOTAL MARKET VALUE		101,342
SOH/AGL Deduction		52,376
ASSESSED VALUE		48,966
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		23,966
TOTAL JUST VALUE		101,342
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		94,415

1983 GUER R359754

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7545	MH MOVE-ON	7,500	11/08/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0963/0584	12/20/2000	QC	Q	I	06	100
GRANTOR: MCCLAIN SANDRA R						
GRANTEE: MCCLAIN EDMOND D						
0550/0935	8/23/1988	WD	U	V	10	9,000
GRANTOR: SHEFFIELD ET AL						
GRANTEE: COOK REGINA D HALE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S14 E27 UOP=[YR=1993] S10 E16 N10 W16 $ E29 N14 $.

LAND DESCRIPTION

TOTAL OB/XF 1,696

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	RES	100		RM	150.00	1,375.00	0.92	AC		1.00	1.00	1.00	85,000.00	85,000.00	78,200							
2	009630	C	SWAMP	100		RM	0.00	0.00	5.08	AC		1.00	1.00	1.00	500.00	500.00	2,540							

REVIEW DATE 08/25/2022 BY NWA Total Acres: 6.00 Total Land Value: 80,740 Market: 0 Agricultural: 0 Common: 80,740 PRINTED 07/30/2025 BY SYS