PT TRACT A IN OR 538/336
(EX FPL ESMT)
YULEE HILLS PBK 4/31 {A/K/A

WILLIAMS STEPHANIE MARIE/MOORE ALISHA ROSE
PO BOX 426
YULEE, FL 32041

2025

51-3N-27-4881-0157-0000

BUILDING CHARACTERISTICS

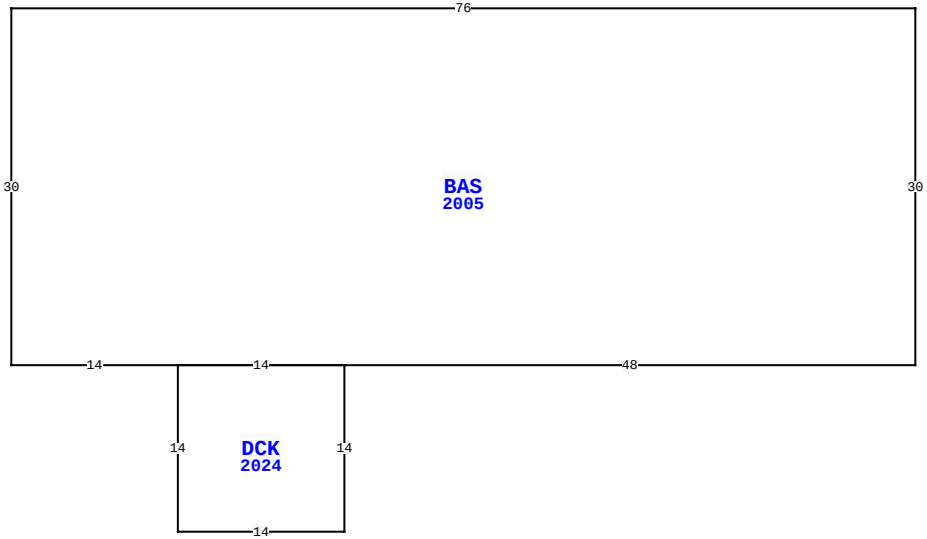
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
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	2,280	100	2005	2,280	162,832
DCK	196	15	2024	29	2,071
TOTALS	2,476			2,309	164,904

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,309	135.5200	115.19	265,974	2005	2009	0	0	0	38.00	62.00

1 M/H 94+ - 0% - 2025 Heated Area: 2280 HX Base Yr



86281 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	0510	GARAGE WD-	0	0	22	22	484.00	SF	35.00	35.00	100	2005	2005	3	36	6,098	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	164,904
TOTAL MARKET OB/XF VALUE	6,098
TOTAL LAND VALUE - MARKET	100,765
TOTAL MARKET VALUE	271,767
SOH/AGL Deduction	0
ASSESSED VALUE	271,767
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	271,767
TOTAL JUST VALUE	271,767
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	251,941

2005 FLEETWOOD

RP: 12239626 & 12239625

DW/MH VIN: GAFL475(A/B)76157AE21

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P0509418	OTHER	0	05/01/2005
M09607	OTHER	0	04/01/2005
MH4593	MH MOVE-ON	0	01/01/2005
6263	ADDITION	21,000	02/01/1990
8039	MH MOVE-ON	2,000	01/31/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2520/0402	12/02/2021	LE	U	I	11	100
GRANTOR: WILLIAMS WAYNE R						
GRANTEE: WILLIAMS STEPHANIE						
0964/0994	12/29/2000	WD	Q	I	01	24,000
GRANTOR: WILLIAMS RUFUS						
GRANTEE: WILLIAMS WAYNE R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W76 S30 E14 E14 E48 N30 $
DCK=[YR=2024;ORIG=-62,30] E14 S14 W14 N14 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,098

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	0		RM	150.00	1,560.00	1.16	AC		1.00	1.00	1.00	85,000.00	85,000.00	98,600							
2	009630	C	SWAMP	0		RM	0.00	0.00	4.33	AC		1.00	1.00	1.00	500.00	500.00	2,165							

REVIEW DATE 04/16/2024 BY KWA Total Acres: 5.49 Total Land Value: 100,765 Market: 0 Agricultural: 0 Common: 100,765 PRINTED 07/30/2025 BY SYS