PT TRACT A IN OR 2288/1058
YULEE HILLS PBK 4/31 {A/K/A
UNR TRACT 158 OF TRACT A}

RUSHLOW DONNA T REV LVG TRUST/RUSHLOW DONNA TURNER
3694 HEDRICK ST
JACKSONVILLE, FL 32205

2025

51-3N-27-4881-0158-0000

BUILDING CHARACTERISTICS

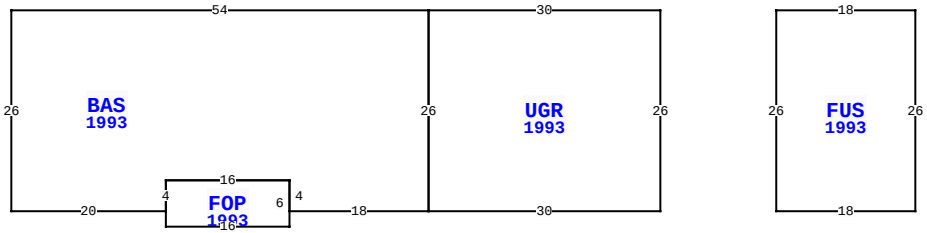
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	1,340	100	1993	1,340	84,386
FOP	96	30	1993	29	1,826
FUS	468	100	1993	468	29,472
UGR	780	45	1993	351	22,104
TOTALS	2,684			2,188	137,789

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,188	92.6100	92.61	202,631	1951	1975	0	0	0	32.00	68.00

1 SINGLE FAM – 0% - 0 Heated Area: 1808 HX Base Yr



86249 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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	137,789
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	89,045
TOTAL MARKET VALUE	226,834
SOH/AGL Deduction	29,453
ASSESSED VALUE	197,381
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	197,381
TOTAL JUST VALUE	226,834
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	215,807

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3862	H/AC	3,975	07/12/1991
3149	ADDITION	20,000	01/14/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2288/1058	6/21/2019	WD	U	I	11	100
GRANTOR: RUSHLOW DONNA & DONAL						
GRANTEE: RUSHLOW DONNA TURNE						
0617/1047	1/24/1991	QC	Q	I	01	100
GRANTOR: GUEST JAMES L						
GRANTEE: GUEST DONNA T						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W30 BAS=[YR=1993] W54 S26 E20 FOP=[YR=1993] S2 E16 N6 W16 S4 $ N4 E16 S4 E18 N26 $ S26 E30 N26 $ PTR= E15 FUS=[YR=1993] E18 S26 W18 N26 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 0

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	1,540.00	1.02	AC		1.00	1.00	1.00	85,000.00	85,000.00	86,700							
2	009630	C	SWAMP	0		RM	0.00	0.00	4.69	AC		1.00	1.00	1.00	500.00	500.00	2,345							

REVIEW DATE 04/16/2024 BY KWA Total Acres: 5.71 Total Land Value: 89,045 Market: 0 Agricultural: 0 Common: 89,045 PRINTED 07/30/2025 BY SYS