PT TRACT A
IN OR 2258/128
2000 KING DW/MH

FEDERICO ANTHONY G & HELMI J
86165 TIMBER RIDGE ST
YULEE, FL 32097

2025

51-3N-27-4881-0161-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 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

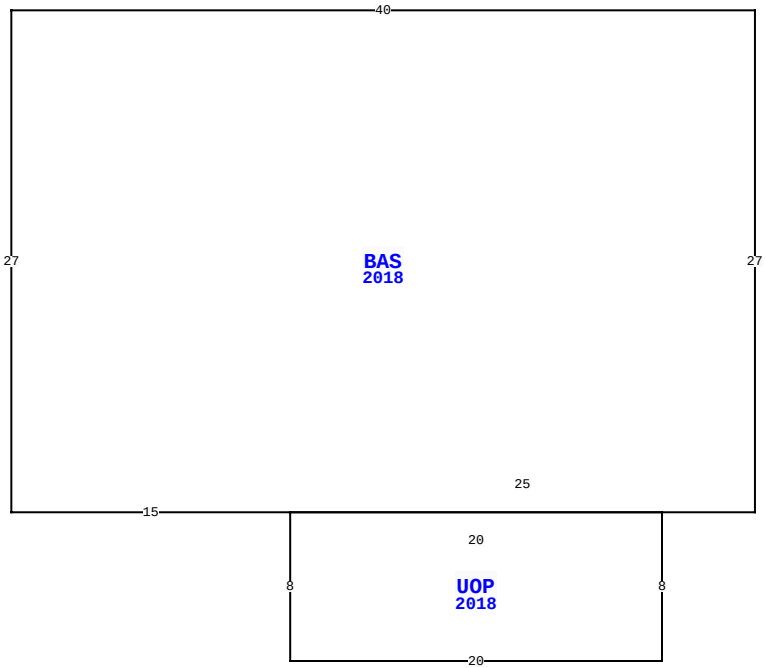
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4040.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	2018	1,080	80,417
UOP	160	25	2018	40	2,978
TOTALS	1,240			1,120	83,396

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,120	116.8000	99.28	111,194	2015	2015	0	0	0	25.00	75.00

1 M/H 94+ – 0% - 0 Heated Area: 1080 HX Base Yr



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

86165 TIMBER RIDGE ST, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	137,511
TOTAL MARKET OB/XF VALUE	2,808
TOTAL LAND VALUE - MARKET	99,555
TOTAL MARKET VALUE	239,874
SOH/AGL Deduction	34,868
ASSESSED VALUE	205,006
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	205,006
TOTAL JUST VALUE	239,874
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	225,238

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18006459	CO ISSUED	0	06/22/2018
18005128	MH MOVE-ON	0	05/21/2018
MH135498	CO ISSUED	0	09/16/2013
MH135498	MH MOVE-ON	0	08/01/2013
P1316799	NEW CONSTR	0	08/01/2013
M1318714	H/AC	0	08/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2258/0128	2/26/2019	QC	U	I	11	100

GRANTOR: BRANTLEY BRANT MICHAE
GRANTEE: FEDERICO ANTHONY G

1864/1271	5/21/2013	WD	Q	V	01	43,000

GRANTOR: CONNER LAUREN & KARA
GRANTEE: BRANTLEY BRANT MICH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W40 S27 E15 UOP=[YR=2018] S8 E20 N8 W20$ E25 N27$.

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	0	12	12	144.00	SF	30.00	30.00	100	2015	2015	3	65	2,808	

LAND DESCRIPTION

TOTAL OB/XF 2,808

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	1,790.00	1.15	AC		1.00	1.00	1.00	85,000.00	85,000.00	97,750							
2	009630	C	SWAMP	0		RM	0.00	0.00	3.61	AC		1.00	1.00	1.00	500.00	500.00	1,805							

REVIEW DATE 04/02/2019 BY TW Total Acres: 4.76 Total Land Value: 99,555 Market: 0 Agricultural: 0 Common: 99,555 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

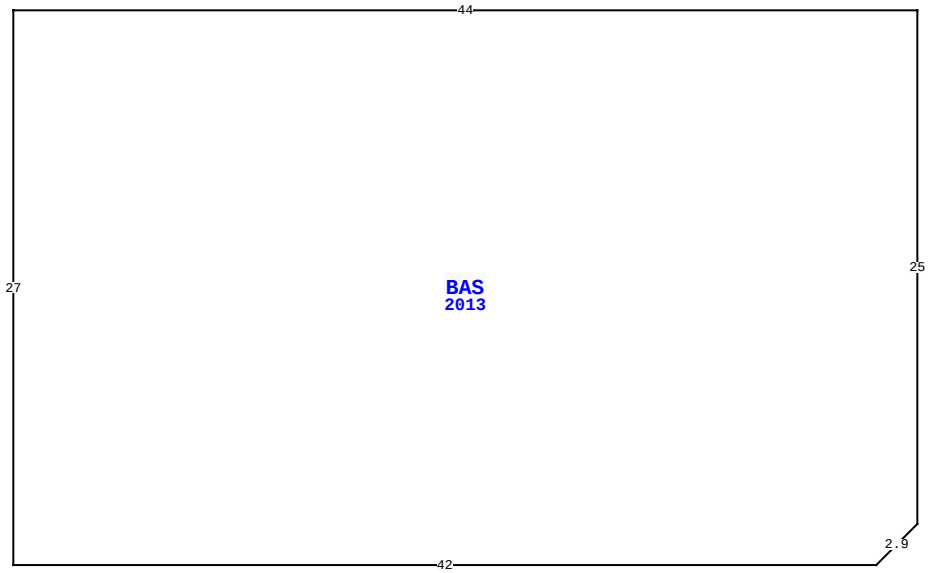
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4040.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,186	100	2013	1,186	54,115
TOTALS	1,186			1,186	54,115

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,186	122.0000	103.70	122,988	2000	2000	0	0	0	56.00	44.00

2 M/H 94+ – 0% - 0 Heated Area: 1186 HX Base Yr



86165 TIMBER RIDGE ST, YULEE

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ASSESSED VALUE	205,006
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	205,006
TOTAL JUST VALUE	239,874
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	225,238

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971738	MH MOVE-ON	0	04/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2258/0128	2/26/2019	QC	U	I	11	100
GRANTOR: BRANTLEY BRANT MICHAE						
GRANTEE: FEDERICO ANTHONY G						
1864/1271	5/21/2013	WD	Q	V	01	43,000
GRANTOR: CONNER LAUREN & KARA						
GRANTEE: BRANTLEY BRANT MICH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W44 S27 E42 U2 R2 N25 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/02/2019 BY TW Total Acres: 4.76 Total Land Value: 99,555 Market: 0 Agricultural: 0 Common: 99,555 PRINTED 07/30/2025 BY SYS