

WILSON AVERY & KORI
86127 TIMBER RIDGE ST
YULEE, FL 32097

51-3N-27-4881-0162-0000

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 4				Tax Dist:				
BUILDING MARKET VALUE				358,576				
TOTAL MARKET OB/XF VALUE				31,465				
TOTAL LAND VALUE - MARKET				140,475				
TOTAL MARKET VALUE				530,516				
SOH/AGL Deduction				156,769				
ASSESSED VALUE				373,747				
TOTAL EXEMPTION VALUE				HX HB		50,722		
BASE TAXABLE VALUE				323,025				
TOTAL JUST VALUE				530,516				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				492,622				
PERMIT NUM		DESCRIPTION			AMT		ISSUED	
3064		GARAGE			7,920		10/30/1985	
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
2388/0463		5/15/2020		WD	Q	I	01	400,000
GRANTOR: HOLLOWAY JEREMY B ET								
GRANTEE: WILSON AVERY & KORI								
1971/1815		3/26/2015		WD	U	I	30	75,700
GRANTOR: HOLLOWAY DAVID L & KA								
GRANTEE: HOLLOWAY DAVID L &								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=1993;ORIG=-39,10] N6 W30 S32 E20 S6 E20 N3 E5 N19 W15 N10 \$								
BAS=[YR=2025;ORIG=-24,52] E24 N32 W24 S19 S13 \$								
USP=[YR=2012;ORIG=0,0] W24 S10 S10 E24 N20 \$								
FUS=[YR=1993;ORIG=30,4] S10 W5 S5 W10 N15 E15 \$								
FEP=[YR=1993;ORIG=-24,10] W15 S10 E15 N10 \$								
FOP=[YR=1993;ORIG=-29,42] S10 E5 N13 W5 S3 \$								
FOP=[YR=1998;ORIG=15,0] E15 S4 W15 N4 \$								
FOT=[ORIG=0,0] E15 W15 \$								
.								
ND LUE		OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR
38,550								
1,925								
Common: 140,475								
PRINTED 07/30/2025 BY SYS								