TRACT 138
IN OR 1452/1613
GAFLY54A85630ET21 &

GREGORY JERRY L & SHIRLEY E
86020 TIMBER RIDGE STREET
YULEE, FL 32097

2026

51-3N-27-4881-0138-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

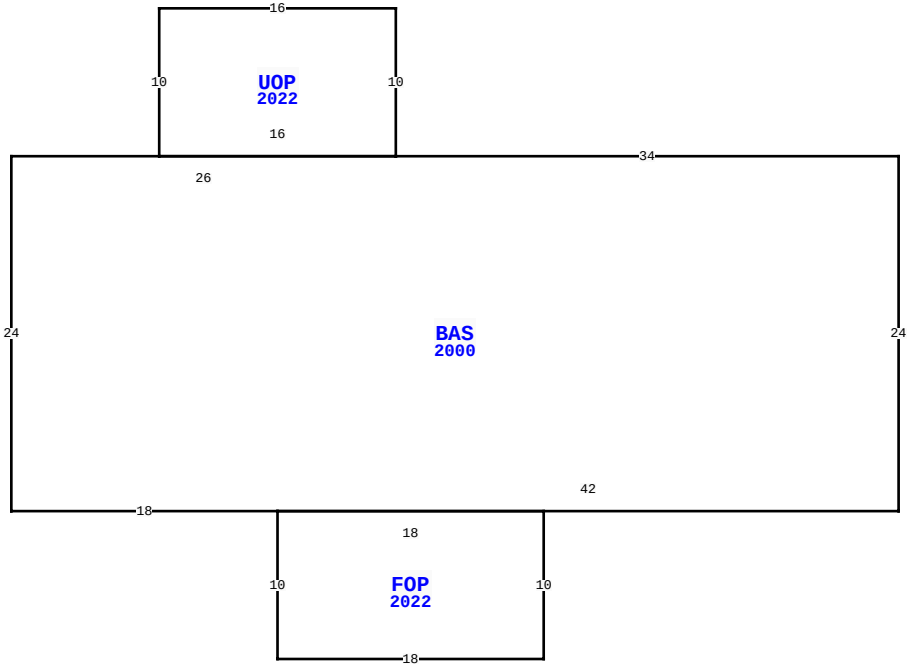
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,440	100	2000	1,440	83,027
FOP	180	30	2022	54	3,114
UOP	160	25	2022	40	2,306
TOTALS	1,780			1,534	88,447

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,534	123.2000	110.88	170,090	2000	2005	0	0	0	48.00	52.00

2 M/H 94+ 100% - 2001 Heated Area: 1440 HX Base Yr 2001



86020 TIMBER RIDGE ST, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		88,447
TOTAL MARKET OB/XF VALUE		1,008
TOTAL LAND VALUE - MARKET		89,250
TOTAL MARKET VALUE		178,705
SOH/AGL Deduction		105,306
ASSESSED VALUE		73,399
TOTAL EXEMPTION VALUE	HX HB	48,399
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		178,705
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH03284	MH MOVE-ON	0	01/03/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1452/1613	10/17/2006	WD	Q	I	01	100
GRANTOR: GOOS SHIRLEY E						
GRANTEE: GREGORY JERRY L & S						
0955/1789	10/26/2000	WD	U	I	13	17,000
GRANTOR: BECKER RUTH E						
GRANTEE: GOOS MATTHEW R & SH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W34 UOP=[YR=2022] N10 W16 S10 E16$ W26 S24 E18
FOP=[YR=2022] S10 E18 N10 W18$E42 N24$.

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	0681	POLE SHED	0	100	12	8	96.00	SF	15.00	15.00	100	1995	1995	3	20	288	
2	0351	CARPORT MT	0	100	18	20	360.00	SF	10.00	10.00	100	2001	2001	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 1,008

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	0003	RM	153.00	285.00	1.05	AC		1.00	1.00	1.00	85,000.00	85,000.00	89,250							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.05 Total Land Value: 89,250 Market: 0 Agricultural: 0 Common: 89,250 PRINTED 07/09/2026 BY SYS