

PT TRACT A IN OR 2258/131
YULEE HILLS PBK 4/31 {A/K/A
UNR TRACT 150 OF TRACT A}

FEDERICO ANTHONY G & HELMI J L/E/
86475 TIMBER RIDGE STREET
YULEE, FL 32097

2026

51-3N-27-4881-0150-0000



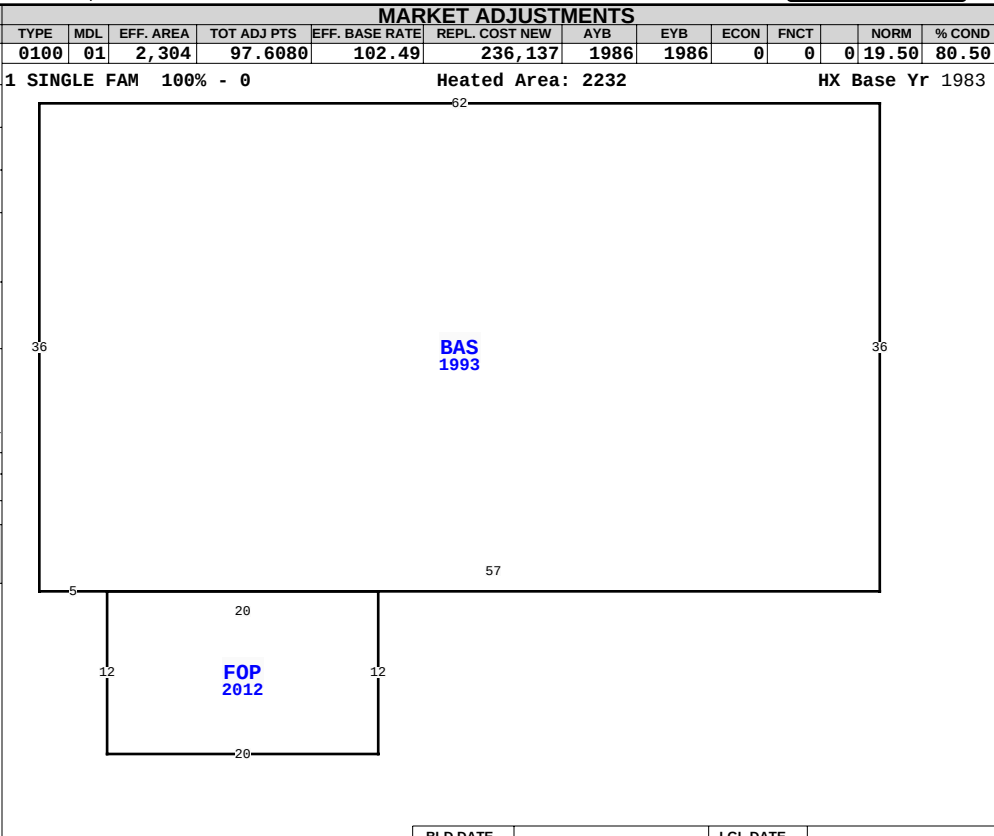
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories		1. 1. 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	2,232	100	1993	2,232	184,150
FOP	240	30	2012	72	5,940
TOTALS	2,472			2,304	190,090

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0860	POOL/SPA	0	100	0	0	1.00	UT	40,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	RM	150.00	200.00	0.90
2	009630	C	SWAMP	100	0003	RM	0.00	0.00	6.04



86475 TIMBER RIDGE ST, YULEE	BLD DATE	LGL DATE	04/27/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 3	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		251,901	
TOTAL MARKET OB/XF VALUE		36,030	
TOTAL LAND VALUE - MARKET		79,520	
TOTAL MARKET VALUE		367,451	
SOH/AGL Deduction		169,807	
ASSESSED VALUE		197,644	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		146,233	
TOTAL JUST VALUE		367,451	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		331,757	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000134	ADDITION	46,152	01/04/2022
R1213195	REPAIR/RRF	2,350	11/01/2012
B1226535	PORCH	6,000	10/01/2012
2937	SWIM POOL	200	03/04/1988
4709	SWIM POOL	11,538	03/04/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2258/0131	2/26/2019	QC	U	I	11
GRANTOR: FEDERICO ANTHONY G & GRANTEE: DIENER RAINA N					
1109/1924	1/28/2003	QC	Q	I	01
GRANTOR: FEDERICO ANTHONY & HE GRANTEE: FEDERICO ANTHONY G					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W62 S36 E5 FOP=[YR=2012] S12 E20 N12 W20\$ E57 N36\$.									

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86475 TIMBER RIDGE STREET
YULEE, FL 32097**

2026

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 3				4							
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		15		CONC BLOCK 100		0150		01		1,246		78.2280		43.81		54,587		1975		1975		0		0		0		25.50		74.50		VALUATION BY					STANDARD				
Roof Structure		03		GABLE/HIP 100		2		ACCESSORY U		100%		- 0				Heated Area: 1200												HX Base Yr 1983		Tax Group: 4					Tax Dist:						
Roof Cover		03		COMP SHNGL 100																												BUILDING MARKET VALUE					251,901				
Interior Wall		05		DRYWALL 100																												TOTAL MARKET OB/XF VALUE					36,030				
Interior Floor		03		CONC FINSH 100																												TOTAL LAND VALUE - MARKET					79,520				
Air Condition		03		CENTRAL 100																												TOTAL MARKET VALUE					367,451				
Heating Type		04		AIR DUCTED 100																												SOH/AGL Deduction					169,807				
Bedrooms		04		0 100																												ASSESSED VALUE					197,644				
Bathrooms		03		0 100																												TOTAL EXEMPTION VALUE					HX HB 51,411				
Frame		03		MASONRY 100																												BASE TAXABLE VALUE					146,233				
Stories		1.		1. 100																												TOTAL JUST VALUE					367,451				
Units		0		0 100																												NCON VALUE					0				
BUD8 Adjustme		04		DIST 01 100																												INCOME VALUE									
Occupancy		00		NONE 100																												PREVIOUS YEAR MKT VALUE					331,757				
Quality		01		Quality Level 01																																					
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		1,200		100		1993		1,200		39,166																															
UDU		84		55		1993		46		1,501																															
TOTALS		1,284						1,246		40,667																															
EXTRA FEATURES																																									

