PT TRACT A IN OR 2577/1131
YULEE HILLS PBK 4/31 {A/K/A
UNR TRACT 153 OF TRACT A}

863 TIMBER LLC
48144 CABBAGE TRAIL
HILLIARD, FL 32046

2026

51-3N-27-4881-0153-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4040.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

86379 TIMBER RIDGE ST, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	78,910
TOTAL MARKET VALUE	78,910
SOH/AGL Deduction	0
ASSESSED VALUE	78,910
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	78,910
TOTAL JUST VALUE	78,910
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	78,910

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003545	DEMOLITION	8,000	03/04/2022
9502364	XFOB	3,570	11/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2577/1131	3/04/2022	WD	U	V	11	100
GRANTOR: LEDFORD ERICA R						
GRANTEE: 863 TIMBER LLC						
0941/1775	7/21/2000	WD	Q	I	01	11,000
GRANTOR: LEDFORD ROBERT JACK						
GRANTEE: LEDFORD ERICA R						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	0003	RM	150.00	1,525.00	0.90	AC		1.00	1.00	1.00	85,000.00	85,000.00	76,500							
2	009630	C	SWAMP	0	0003	RM	0.00	0.00	4.82	AC		1.00	1.00	1.00	500.00	500.00	2,410							

REVIEW DATE 04/27/2026 BY MLU Total Acres: 5.72 Total Land Value: 78,910 Market: 0 Agricultural: 0 Common: 78,910 PRINTED 07/09/2026 BY SYS