

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				371,802				
TOTAL MARKET OB/XF VALUE				5,932				
TOTAL LAND VALUE - MARKET				140,475				
TOTAL MARKET VALUE				518,209				
SOH/AGL Deduction				0				
ASSESSED VALUE				518,209				
TOTAL EXEMPTION VALUE				0				
BASE TAXABLE VALUE				518,209				
TOTAL JUST VALUE				518,209				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				530,516				
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 E19 N3 E6 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=2026;LABEL=LofT;ORIG=-104,30] E20 S2 D1R2 D1L2 S1 E5 S10 W7 U5L5 W13 N10 \$								
FUS=[YR=1993;ORIG=-80,4] S8 W3 S2 W7 S8 W8 N18 E13 E5 \$								
FEP=[YR=1993;ORIG=-24,10] W15 S10 E15 N10 \$								
FOP=[YR=1993;ORIG=-30,42] S10 E6 N13 W6 S3 \$								
STR=[YR=2026;ORIG=-90,14] E7 S8 W7 N8 \$								
FOP=[YR=1998;ORIG=-98,0] E13 S4 W13 N4 \$								
PTR=[ORIG=0,0] E15 W15 \$								
ND LUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
38,550								
1,925								
Common: 140,475								
PRINTED 07/09/2026 BY SYS								