

PT TRACT A IN OR 2817/0865
YULEE HILLS PBK 4/31
{A/K/A

FLANAGAN WILLIAM J L/E/
86107 TIMBER RIDGE STREET
YULEE, FL 32097

2026

51-3N-27-4881-0163-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

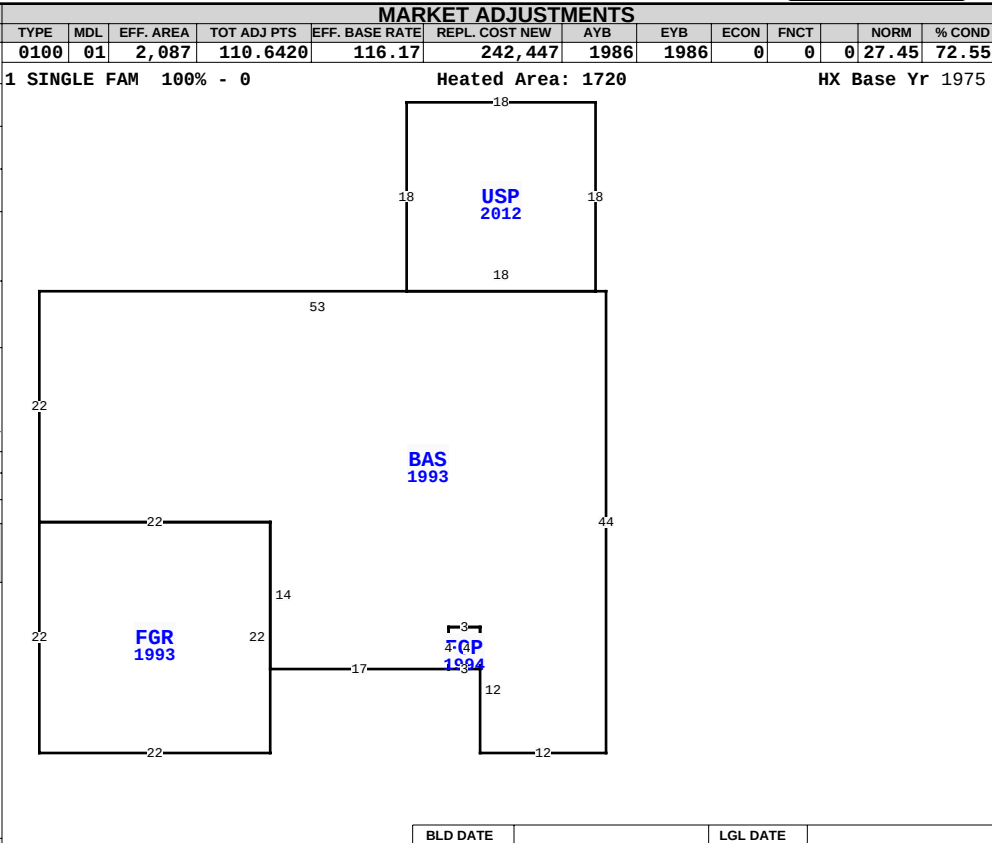
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

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	1,720	100	1993	1,720	144,964
FGR	484	55	1993	266	22,419
FOP	12	30	1994	4	337
USP	324	30	2012	97	8,175
TOTALS	2,540			2,087	175,895

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
3	0681	POLE SHED	0	100	10	20	200.00	SF	15.00
4	0680	POLE SHED	0	100	20	24	480.00	SF	10.00
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

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	710.00	1.23
2	009630	C	SWAMP	100	0003	RM	0.00	0.00	4.99



86107 TIMBER RIDGE ST, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	
			04/27/2026	MLU

TOTAL OB/XF									
									3,590

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	175,895		
TOTAL MARKET OB/XF VALUE	3,590		
TOTAL LAND VALUE - MARKET	107,045		
TOTAL MARKET VALUE	286,530		
SOH/AGL Deduction	142,015		
ASSESSED VALUE	144,515		
TOTAL EXEMPTION VALUE	WX HX HB 56,411		
BASE TAXABLE VALUE	88,104		
TOTAL JUST VALUE	286,530		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	281,898		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7622	XFOB	1,920	10/18/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2817/865	8/20/2025	QC	U	I	11	100
GRANTOR: FLANAGAN WILLIAM J L/						
GRANTEE: BAIN JULIE M						
0485/0743	3/01/1986	WD	U	V		9,500
GRANTOR: SHEFFIELD WILLIAM F &						
GRANTEE: FLANAGAN WILLIAM J						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W1 USP=[YR=2012] N18 W18 S18 E18\$ W53 S22									
FGR=[YR=1993] S22 E22 N22 W22\$ E22 S14 E17 FOP=[YR=1994] E3									
N4 W3 S4\$ N4 E3 S12 E12 N44\$.									