PT TRACT A IN OR 2397/193
YULEE HILLS PBK 4/31 {A/K/A
UNR TRACT 164 OF TRACT A}

WIMMER HOLLY BETH & DANIEL C
86073 TIMBER RIDGE ST
YULEE, FL 32097

2026

51-3N-27-4881-0164-0000

BUILDING CHARACTERISTICS

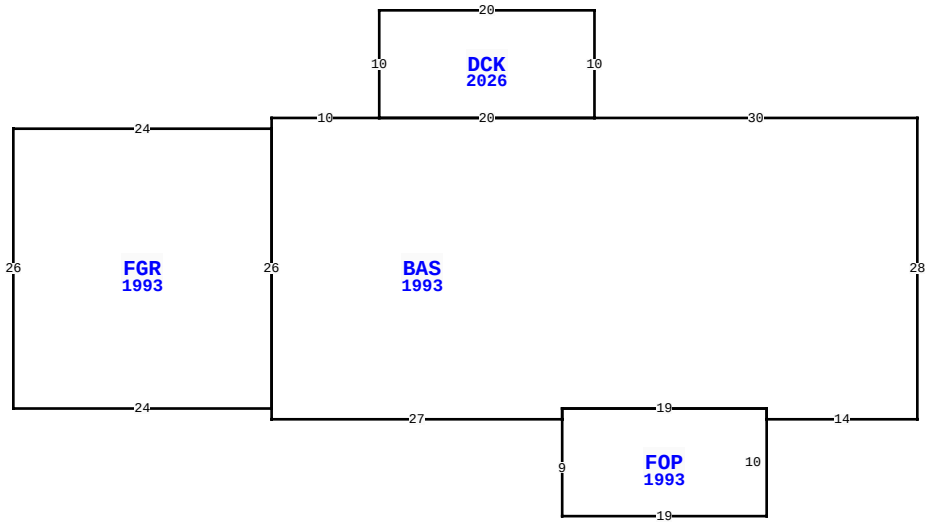
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	04	Quality Level 04
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	1,661	100	1993	1,661	106,801
DCK	200	15	2026	30	1,929
FGR	624	55	1993	343	22,054
FOP	190	30	1993	57	3,665
TOTALS	2,675			2,091	134,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,091	135.0800	114.82	240,089	1987	2007	0	0	0	44.00	56.00

1 M/H 93- 100% - 2024 Heated Area: 1661 HX Base Yr 2024



86073 TIMBER RIDGE ST, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	134,450
TOTAL MARKET OB/XF VALUE	1,890
TOTAL LAND VALUE - MARKET	94,225
TOTAL MARKET VALUE	230,565
SOH/AGL Deduction	13,074
ASSESSED VALUE	217,491
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	166,080
TOTAL JUST VALUE	230,565
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	222,552

PERMIT NUM	DESCRIPTION	AMT	ISSUED
89	REPAIR/RRF	3,200	07/01/1993
6357	XFOB	10,608	03/16/1990
5465	XFOB	1,530	01/25/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2397/0193	9/29/2020	WD	Q	I	01	182,900
GRANTOR: NEITZ ROBERTA G						
GRANTEE: WIMMER HOLLY BETH &						
1987/1261	6/12/2015	WD	Q	I	02	135,000
GRANTOR: MERRITT JOSEPH A & BO						
GRANTEE: NEITZ ROBERTA G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W30 W20 W10 S1 S26 S1 E27 N1 E19 S1 E14 N28 $
FGR=[YR=1993;ORIG=-60,1] W24 S26 E24 N26 $
FOP=[YR=1993;ORIG=-33,28] S9 E19 N10 W19 S1 $
DCK=[YR=2026;ORIG=-50,-10] E20 S10 W20 N10 $
.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	54	1,890	

LAND DESCRIPTION

TOTAL OB/XF 1,890

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	150.00	1,685.00	1.08	AC		1.00	1.00	1.00	85,000.00	85,000.00	91,800							
2	009630	C	SWAMP	100	0003	RM	0.00	0.00	4.85	AC		1.00	1.00	1.00	500.00	500.00	2,425							

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.93 Total Land Value: 94,225 Market: 0 Agricultural: 0 Common: 94,225 PRINTED 07/09/2026 BY SYS