PT TRACT A IN OR 2706/494
YULEE HILLS PBK 4/31 {A/K/A
UNR TRACT 165 OF TRACT A}

BUCK BRUCE & MARY TRUST/BUCK BRUCE ALAN TRUSTEE
86045 TIMBER RIDGE ST
YULEE, FL 32097

2026

51-3N-27-4881-0165-0000

BUILDING CHARACTERISTICS

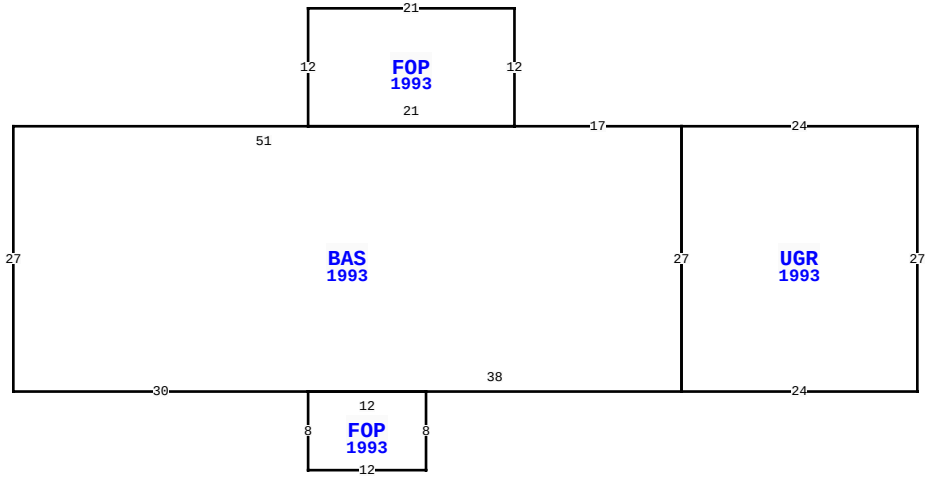
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,836	100	1993	1,836	100,944
FOP	96	30	1993	29	1,594
FOP	252	30	1993	76	4,179
UGR	648	45	1993	292	16,055
TOTALS	2,832			2,233	122,772

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,233	115.5000	98.18	219,236	1987	2007	0	0	0	44.00	56.00

1 M/H 93- 100% - 2021 Heated Area: 1836 HX Base Yr 2021



86045 TIMBER RIDGE ST, YULEE

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

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
1	1243	WD DECK F	0	100	12	12	144.00	SF	8.00	8.00	100	1985	1985	3	20	230	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		122,772
TOTAL MARKET OB/XF VALUE		230
TOTAL LAND VALUE - MARKET		78,850
TOTAL MARKET VALUE		201,852
SOH/AGL Deduction		59,530
ASSESSED VALUE		142,322
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		90,911
TOTAL JUST VALUE		201,852
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2706/494	4/16/2024	WD	U	I	11	100
GRANTOR: BUCK BRUCE A & MARY C						
GRANTEE: BUCK BRUCE & MARY T						
2301/0755	8/28/2019	WD	Q	I	02	155,000
GRANTOR: BAUGUS I PAMELA REVOC						
GRANTEE: BUCK BRUCE A & MARY						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W24 BAS=[YR=1993] W17 FOP=[YR=1993] N12 W21 S12 E21 $ W51 S27 E30 FOP=[YR=1993] S8 E12 N8 W12 $ E38 N27 $ S27 E24 N27 $.

LAND DESCRIPTION

TOTAL OB/XF 230

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	1,670.00	0.90	AC		1.00	1.00	1.00	85,000.00	85,000.00	76,500							
2	009630	C	SWAMP	100	0003	RM	0.00	0.00	4.70	AC		1.00	1.00	1.00	500.00	500.00	2,350							

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.60 Total Land Value: 78,850 Market: 0 Agricultural: 0 Common: 78,850 PRINTED 07/09/2026 BY SYS