LOT 90
IN OR 1740/1144
TIMBER CREEK PLANTATION #3

PETERSON ERIC D & APRIL
78345 DUCKWOOD TRAIL
YULEE, FL 32097

2023

11-2N-26-2052-0090-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

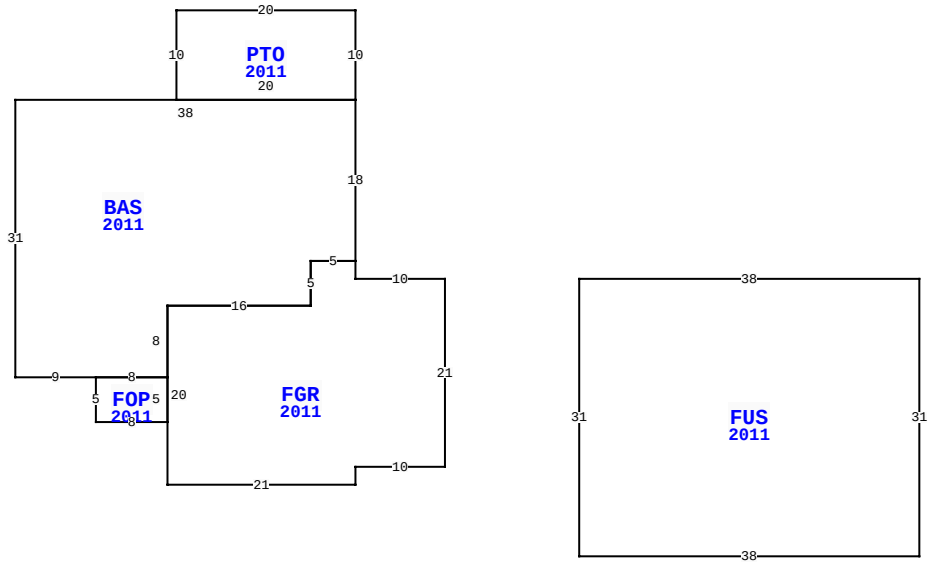
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	985	100	985	90,736
FGR	655	55	360	33,162
FOP	40	30	12	1,105
FUS	1,178	100	1,178	108,515
PTO	200	5	10	921
TOTALS	3,058		2,545	234,441

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,545	107.6160	97.12	247,170	2011	2011	0	0	0	5.15	94.85

1 SINGLE FAM – 100% - 2013 Heated Area: 2163 HX Base Yr 2013



78345 DUCKWOOD TRL, YULEE

BLD DATE	07/27/2011 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		234,441
TOTAL MARKET OB/XF VALUE		4,899
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		294,340
SOH/AGL Deduction		122,595
ASSESSED VALUE		171,745
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		121,745
TOTAL JUST VALUE		294,340
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,546

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24438	CO ISSUED	0	05/23/2011
B24438	NEW CONSTR	242,534	03/01/2011
M16001	H/AC	0	03/01/2011
P14682	NEW CONSTR	0	03/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1740/1144	5/20/2011	WD	Q	I	02	176,300
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: PETERSON ERIC D & A						
1724/1418	2/11/2011	WD	U	V	30	100,000
GRANTOR: TIMBER CREEK II LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2011] W10 N2 BAS=[YR=2011] N18 PTO=[YR=2011] N10 W20 S10 E20$ W38 S31 E9 FOP=[YR=2011] S5 E8 N5 W8$ E8 N8 E16 N5 E5$ W5 S5 W16 S20 E21 N2 E10 N21$ PTR=E15 FUS=[YR=2011] E38 S31 W38 N31$ W15$.

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	0812	CONCRETE C	0	100	0	0	1,239.00	SF	4.00	4.00	100	2011	2011	3	93	4,609	
2	0810	CONCRETE A	0	100	16	3	48.00	SF	6.50	6.50	100	2011	2011	3	93	290	

LAND DESCRIPTION

TOTAL OB/XF 4,899

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	000134	C	SFR POND	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 07/20/2021 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS