LOT 94
TIMBER CREEK PLANTATION #3
PB 7/302

WAGNER JOY E & KERRY D
78269 DUCKWOOD TRAIL
YULEE, FL 32097

2023

11-2N-26-2052-0094-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

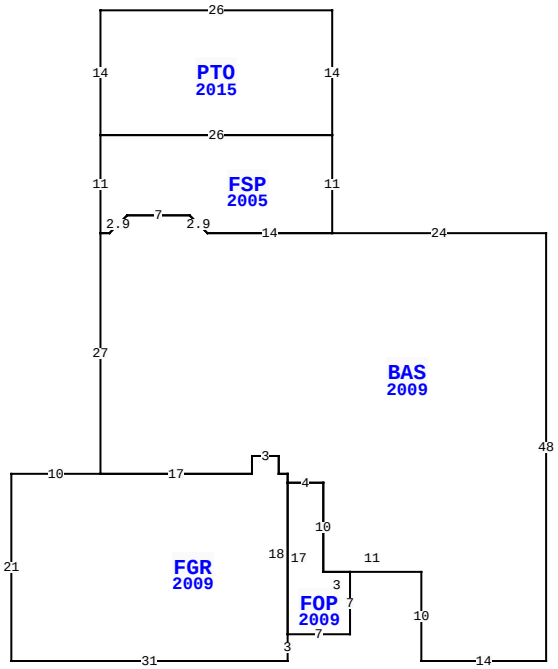
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,781	100	1,781	159,508
FGR	657	55	361	32,331
FOP	89	30	27	2,419
FSP	268	40	107	9,583
PTO	364	5	18	1,612
TOTALS	3,159		2,294	205,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,294	105.7420	95.43	218,916	2009	2009	0	0	0	6.15	93.85

1 SINGLE FAM – 100% - 2022 Heated Area: 1781 HX Base Yr 2022



78269 DUCKWOOD TRL, YULEE

BLD DATE	01/12/2010 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		205,453
TOTAL MARKET OB/XF VALUE		9,052
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		269,505
SOH/AGL Deduction		36,823
ASSESSED VALUE		232,682
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		182,682
TOTAL JUST VALUE		269,505
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E22013	ELEC OTHER	1,500	08/01/2009
M14781	MECH OTHER	0	08/01/2009
P13870	OTHER	0	08/01/2009
B22715	NEW CONSTR	181,764	07/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2455/0854	4/20/2021	QC	U	I	11	100
GRANTOR: SLOAN JOY N/K/A WAGNE						
GRANTEE: WAGNER JOY E & KERR						
2387/1999	8/26/2020	WD	Q	I	01	248,000
GRANTOR: SHEPARD KIMBERLY H &						
GRANTEE: SLOAN JOY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W24 FSP=[YR=2005] N11 PTO=[YR=2015] N14 W26 S14 E26$ W26 S11 E1 U2 R2 E7 D2 R2 E14$ W14 U2 L2 W7 D2 L2 W1 S27 FGR=[YR=2009] W10 S21 E31 N3 FOP=[YR=2009] E7 N7 W3 N10 W4 S17$ N18 W1 N2 W3 S2 W17$ E17 N2 E3 S2 E1 S1 E4 S10 E11 S10 E14 N48$.

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	0811	CONCRETE B	0	100	0	0	878.00	SF	5.20	5.20	100	2009	2009	3	91	4,155	
2	0810	CONCRETE A	0	100	11	3	33.00	SF	6.50	6.50	100	2009	2009	3	91	195	
3	0462	ST/AL FNC	0	100	0	0	508.00	SF	10.00	10.00	100	2017	2017	3	87	4,420	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	94	282	

LAND DESCRIPTION

TOTAL OB/XF 9,052

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 02/01/2018 BY KBX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS