

LOT 101  
IN OR 1852/1  
TIMBER CREEK PLANTATION #3

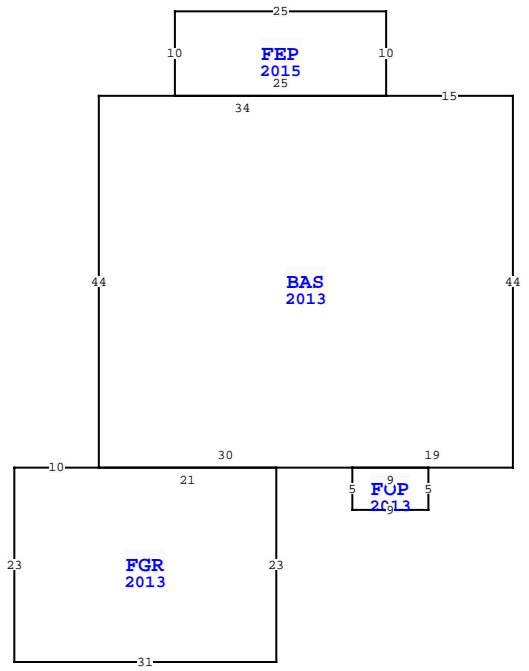
MALONEY PAUL D  
78165 DUCKWOOD TRAIL  
YULEE, FL 32097

**2023**

11-2N-26-2052-0101-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 80	
Exterior Wall	16	WD FR STUC 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	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	
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
BAS	2,156	100	2,156
FEP	250	80	200
FGR	713	55	392
FOP	45	30	14
TOTALS	3,164		2,762

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 SINGLE FAM - 100% - 2016 Heated Area: 2156 HX Base Yr 2016											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE	240,057		
TOTAL MARKET OB/XF VALUE	6,638		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	301,695		
SOH/AGL Deduction	106,453		
ASSESSED VALUE	195,242		
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE	145,242		
TOTAL JUST VALUE	301,695		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	253,331		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530633	ADDITION	10,000	06/01/2015
B1326756	CO ISSUED	0	04/09/2013
B1326756	NEW CONSTR	263,068	01/01/2013
B1326756	NEW CONSTR	263,068	01/01/2013
P1316301	NEW CONSTR	0	01/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1852/0001	4/15/2013	WD Q	Q	I	01	182,200
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: MALONEY PAUL D						
1731/1512	3/31/2011	WD U	U	I	30	1,920,000
GRANTOR: TIMBER CREEK II LLC						
GRANTEE: KB HOME JACKSONVILLE						

EXTRA FEATURES																
L N	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	0810	CONCRETE A	0	100	0	0		6.50	6.50	100	2013	2013	3	95	6,638	

TOTAL OB/XF											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	78165 DUCKWOOD TRL, YULEE					
						6,638					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2013] W15 FEP=[YR=2015] N10 W25 S10 E25\$ W34 S44											
FGR=[YR=2013] W10 S23E31 N23 W21\$E30 FOP=[YR=2013] S5 E9 N5											
W9\$ E19 N44\$.											

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							