LOT 102
TIMBER CREEK PLANTATION #3
PB 7/302

ROBY JUSTIN MICHAEL & CHELSEA RENEE
78151 DUCKWOOD TRL
YULEE, FL 32097

2023

11-2N-26-2052-0102-0000

BUILDING CHARACTERISTICS

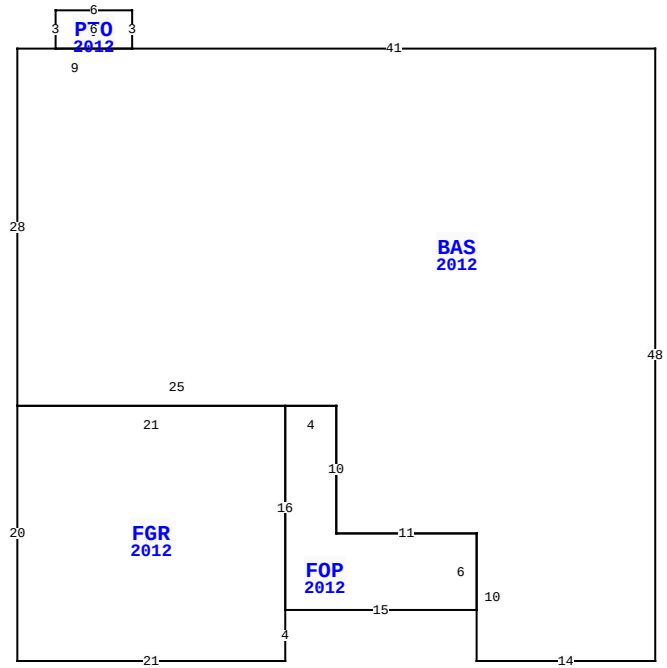
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,790	100	1,790	160,998
FGR	420	55	231	20,777
FOP	130	30	39	3,508
PTO	18	5	1	90
TOTALS	2,358		2,061	185,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,061	104.4680	94.28	194,311	2012	2012	0	0	0	4.60	95.40

1 SINGLE FAM – 100% - 2023 Heated Area: 1790 HX Base Yr 2023



78151 DUCKWOOD TRL, YULEE

BLD DATE	06/29/2012	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		185,373
TOTAL MARKET OB/XF VALUE		3,148
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		243,521
SOH/AGL Deduction		0
ASSESSED VALUE		243,521
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		188,521
TOTAL JUST VALUE		243,521
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,377

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C25281	CO ISSUED	0	01/20/2012
E24201	NEW CONSTR	0	12/01/2011
M16743	H/AC	0	12/01/2011
P15257	NEW CONSTR	0	11/01/2011
B25281	NEW CONSTR	201,553	11/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2417/0125	12/14/2020	WD	Q	I	01	250,000
GRANTOR: TERRELL TODD A & WHIT						
GRANTEE: ROBY JUSTIN MICHAEL						
1802/1094	6/19/2012	WD	Q	I	01	145,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: TERRELL TODD A & WH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W41 PTO=[YR=2012] N3 W6 S3 E6$ W9 S28
FGR=[YR=2012] S20 E21 N4 FOP=[YR=2012] E15 N6 W11 N10 W4
S16 $ N16 W21$ E25 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	599.00	SF	5.20	5.20	100	2012	2012	3	94	2,928	
2	0810	CONCRETE A	0	100	12	3	36.00	SF	6.50	6.50	100	2012	2012	3	94	220	

LAND DESCRIPTION

TOTAL OB/XF 3,148

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 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