LOT 103
TIMBER CREEK PLANTATION #3
PB 7/302

BELTON IAN O
78133 DUCKWOOD TRAIL
YULEE, FL 32097

2023

11-2N-26-2052-0103-0000

BUILDING CHARACTERISTICS

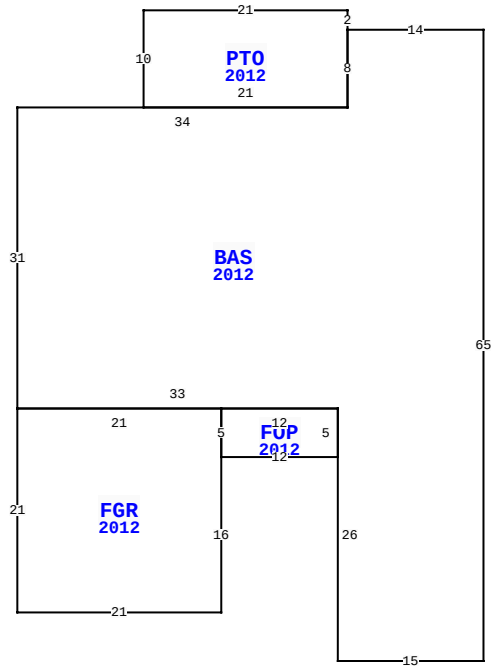
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,990	100	1,990	180,581
FGR	441	55	243	22,050
FOP	60	30	18	1,633
PTO	210	5	10	907
TOTALS	2,701		2,261	205,172

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,261	105.8400	95.52	215,971	2012	2012	0	0	0	5.00	95.00

1 SINGLE FAM – 0% - 0 Heated Area: 1990 HX Base Yr



BLD DATE	12/05/2012	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

78133 DUCKWOOD TRL, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	205,172
TOTAL MARKET OB/XF VALUE	3,882
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	264,054
SOH/AGL Deduction	18,385
ASSESSED VALUE	245,669
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	245,669
TOTAL JUST VALUE	264,054
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	223,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E24906	SECURITY SYSTEM	0	04/01/2012
C25422	CO ISSUED	0	03/09/2012
P15541	NEW CONSTR	0	12/01/2011
25422	NEW CONSTR	229,716	12/01/2011
B25282	NEW CONSTR	275,247	11/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2507/0944	10/21/2021	WD	Q	I	01	298,000
GRANTOR: SANTARELLI ROBERT & S						
GRANTEE: BELTON IAN O						
1785/1999	3/23/2012	WD	Q	I	01	166,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: SANTARELLI ROBERT W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W14 PTO=[YR=2012] N2 W21 S10 E21 N8$ S8 W34 S31 FGR=[YR=2012] S21 E21 N16 FOP=[YR=2012] E12 N5 W12 S5$ N5 W21$ E33 S26 E15 N65$.

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	0	0	0	693.00	SF	5.20	5.20	100	2012	2012	3	94	3,387	
2	0810	CONCRETE A	0	0	27	3	81.00	SF	6.50	6.50	100	2012	2012	3	94	495	

LAND DESCRIPTION

TOTAL OB/XF 3,882

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	0	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