

WIENING STEVEN & LINDSEY R
78085 DUCKWOOD TRL
YULEE, FL 32097

11-2N-26-2052-0106-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 60
16WD FR STUC 40
03GABLE/HIP 100
03COMP SHNGL 100
05DRYWALL 100
14CARPET 70
11CLAY TILE 30
03CENTRAL 100
04AIR DUCTED 100
4 100
2 100
02WOOD FRAME 100
1. 1. 100
0 100
00NONE 100

03Quality Level 03
0100SINGLE FAMILY
MAP NUMMKT AREA05
NEIGHBORHOOD/LOC5005.00
AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE
BAS1,8041001,804168,930
FGR6245534332,119
FOP8230252,342
FOP11230343,184
PTO9500
PTO12056562
TOTALS2,7512,212207,136

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES
10812CONCRETE C0100001,006.00SF4.004.00100201220123943,783
20810CONCRETE A010012336.00SF6.506.5010020122012394220
30911SCRN RM A11001210120.00SF17.5017.50100202320221002,100

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% COND TOT ADJUNIT PRICEDJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV
1000100CSFR10000030.000.001.00LT1.001.001.0055,000.0055,000.0055,000

REVIEW DATE01/06/2023BYKWA

Total Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000

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MARKET ADJUSTMENTS

TYPEDMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND
0100012,212108.878098.26217,35120122012004.7095.30

Heated Area: 1804HX Base Yr 2022

FOP 2012PTO 2012BAS 2012FGR 2012FOP 2012

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

78085 DUCKWOOD TRL, YULEE

ADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD
Tax Group: 4Tax Dist:
BUILDING MARKET VALUE207,136
TOTAL MARKET OB/XF VALUE6,103
TOTAL LAND VALUE - MARKET55,000
TOTAL MARKET VALUE268,239
SOH/AGL Deduction34,224
ASSESSED VALUE234,015
TOTAL EXEMPTION VALUEHX HB50,000
BASE TAXABLE VALUE184,015
TOTAL JUST VALUE268,239
NCON VALUE2,100
INCOME VALUE
PREVIOUS YEAR MKT VALUE225,160

PERMIT NUMDESCRIPTIONAMTISSUED
22008979SCRN ENCLOSURE3,95806/13/2022
C1226390CO ISSUED011/06/2012
B26390NEW CONSTR214,91508/01/2012

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSN CD SALE PRICE
2517/011611/18/2021WDQI01310,000

GRANTOR:MANNING ARIAN-MAE & R
GRANTEE:WIENING STEVEN & LI
2139/17758/11/2017WDQI02199,000
GRANTOR:KUHL ANDREW J &
GRANTEE:MANNING ARIAN-MAE T

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W25 PTO=[YR=2012] N10 W12 FOP=[YR=2012] W13 S10 E1 U2 R2 E7 D2 R2 E1 N10\$ S10 E12\$ W13 U2 L2 W7 D2 L2 W1 S25 PTO=[YR=2012] W3 S3 FGR=[YR=2012] W7 S20 E31 N4 FOP=[YR=2012] E7 N6 W3 N10 W4 S16\$ N16 W1 N2 W2 S2 W21\$ E3 N3\$ S3 E18 N2 E2 S2 E5 S10 E11 S10 E14 N48\$.