LOT 108
PT OR 1866/1798
TIMBER CREEK PLANTATION #3

RICHTSTEIG EDWARD M & BETH A
78055 DUCKWOOD TRAIL
YULEE, FL 32097

2023

11-2N-26-2052-0108-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

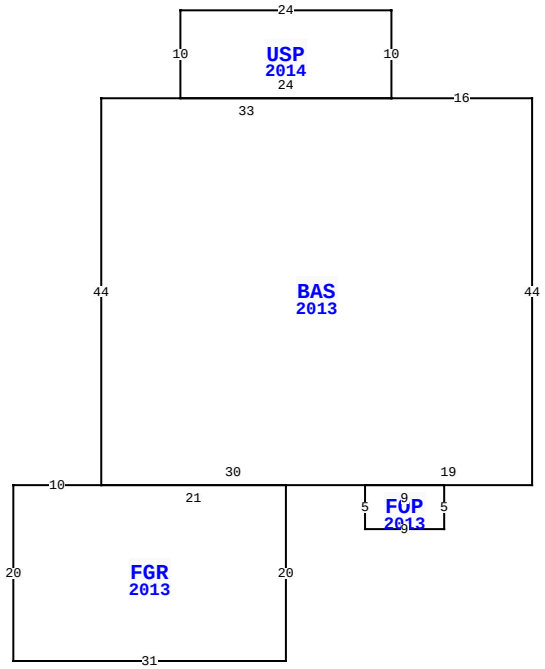
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,156	100	2,156	187,827
FGR	620	55	341	29,707
FOP	45	30	14	1,219
USP	240	30	72	6,272
TOTALS	3,061		2,583	225,026

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,583	100.7040	90.89	234,769	2013	2013	0	0	0	4.15	95.85

1 SINGLE FAM – 100% - 2020 Heated Area: 2156 HX Base Yr 2020



78055 DUCKWOOD TRL, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		225,026
TOTAL MARKET OB/XF VALUE		5,498
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		285,524
SOH/AGL Deduction		74,149
ASSESSED VALUE		211,375
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		161,375
TOTAL JUST VALUE		285,524
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,612

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328094	ADDITION	7,247	01/01/2014
B1326819	NEW CONSTR	260,599	01/01/2013
P1316346	NEW CONSTR	0	01/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1866/1798	6/26/2013	SW	Q	I	02	180,800
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: RICHTSTEIG EDWARD M						
1731/1512	3/31/2011	WD	U	I	30	1,920,000
GRANTOR: TIMBER CREEK II LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W16 USP=[YR=2014] N10 W24 S10 E24$ W33 S44 FGR=[YR=2013] W10 S20 E31 N20 W21$ E30 FOP=[YR=2013] S5 E9 N5 W9$ E19 N44$.

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	1,113.00	SF	5.20	5.20	100	2013	2013	3	95	5,498	

LAND DESCRIPTION

TOTAL OB/XF 5,498

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	000100	C	SFR	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