

LOT 110
IN OR 2248/1605
TIMBER CREEK PLANTATION #3

STEGALL JACQUELINE M
78029 DUCKWOOD TRAIL
YULEE, FL 32097

2023

11-2N-26-2052-0110-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 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	2,199	100	2,199	196,603
FGR	426	55	234	20,921
FOP	100	30	30	2,682
FOP	100	30	30	2,682
PTO	150	5	8	715

TOTALS	2,975		2,501	223,603
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2011
2	0811	CONCRETE B	0 100	0	0	618.00	SF	5.20	5.20	100	2011
3	0810	CONCRETE A	0 100	34	3	102.00	SF	6.50	6.50	100	2011

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003		0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,501	104.4480	94.26	235,744	2011	2011	0	0	5.15	94.85
1 SINGLE FAM - 100% - 2017 Heated Area: 2199 HX Base Yr 2017											
BAS 2011											
FGR 2011											
FOP 2011											

BLD DATE	01/24/2012	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
78029 DUCKWOOD TRL, YULEE				

TOTAL OB/XF											
6,931											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						223,603					
TOTAL MARKET OB/XF VALUE						6,931					
TOTAL LAND VALUE - MARKET						55,000					
TOTAL MARKET VALUE						285,534					
SOH/AGL Deduction						97,349					
ASSESSED VALUE						188,185					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						138,185					
TOTAL JUST VALUE						285,534					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						240,443					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25061	CO ISSUED	0	11/17/2011
E23830	NEW CONSTR	0	09/01/2011
P14933	NEW CONSTR	0	08/01/2011
B25061	NEW CONSTR	244,357	08/01/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2248/1605	1/09/2019	WD	U	I	11	100	
GRANTOR: STEGALL MATTHEW C							
GRANTEE: STEGALL JACQUELINE							
2081/1558	10/28/2016	WD	Q	I	01	210,000	
GRANTOR: CHALFANT MICHAEL A &							
GRANTEE: STEGALL MATTHEW COL							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2011] W15 FOP=[YR=2011] N10 W10 PTO=[YR=2011] W15 S10 E15 N10\$ S10 E10\$ W34 S45 FGR=[YR=2011] S20 E21 N22 W3 S2 W18\$ E18 N2 E3 S2 E8 FOP=[YR=2011] S5 E20 N5 W20\$ E20 N45\$.											