LOT 126
IN OR 1986/160
TIMBER CREEK PLANTATION #3

MARCZAK BRIAN
78382 DUCKWOOD TRAIL
YULEE, FL 32097

2023

11-2N-26-2052-0126-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

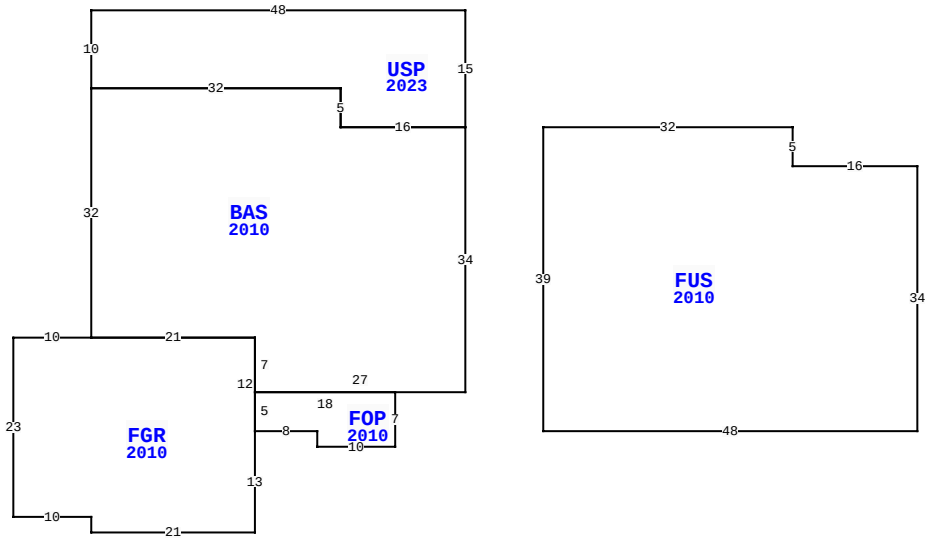
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,645	100	1,645	131,620
FGR	755	55	415	33,205
FOP	110	30	33	2,641
FUS	1,792	100	1,792	143,381
USP	560	30	168	13,442
TOTALS	4,862		4,053	324,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,053	92.9280	83.87	339,925	2010	2012	0	0	0	4.60	95.40

1 SINGLE FAM – 100% - 2020 Heated Area: 3437 HX Base Yr



78382 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		324,288
TOTAL MARKET OB/XF VALUE		81,182
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		460,470
SOH/AGL Deduction		95,580
ASSESSED VALUE		364,890
TOTAL EXEMPTION VALUE	13	292,210
BASE TAXABLE VALUE		72,680
TOTAL JUST VALUE		460,470
NCON VALUE		79,080
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,041

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2209190	XFOB	32,000	12/01/2022
22000296	SWIM POOL	80,000	01/06/2022
21002273	REPAIR/RRF	18,930	02/25/2021
C23394	CO ISSUED	0	06/09/2010
M15198	MECH OTHER	0	04/01/2010
E22557	ELEC OTHER	0	04/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1986/0160	6/11/2015	WD	U	I	38	199,000
GRANTOR: LEDUC MARC T & AMY L						
GRANTEE: MARCZAK BRIAN						
1685/0828	6/22/2010	WD	Q	I	01	263,600
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: LEDUC MARC T & AMY						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2010;ORIG=10,0] S39 E48 N34 W16 N5 W32 $
BAS=[YR=2010;ORIG=0,0] W16 N5 W32 S32 E21 S7 E27 N34 $
FGR=[YR=2010;ORIG=-48,27] W10 S23 E10 S2 E21 N13 N12 W21 $
FOP=[YR=2010;ORIG=-27,39] E8 S2 E10 N7 W18 S5 $
PTR=[ORIG=0,0] E10 W10 $
USP=[YR=2023;ORIG=0,0] W16 N5 W32 N10 E48 S15 $
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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	0810	CONCRETE A	0	100	0	0	987.00	SF	6.50	6.50	100	2010	2010	3	92	5,902	
2	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	100	2021	2021	3	100	2,600	
3	0866	POOL FIBER	1	0	40	16	640.00	SF	72.00	72.00	100	2023	2022		100	46,080	
4	0855	CONC PAVER	1	0	0	0	560.00	SF	10.00	10.00	100	2023	2022		100	5,600	
5	0911	SCRN RM A	1	0	48	25	1,200.00	SF	17.50	17.50	100	2023	2022		100	21,000	

LAND DESCRIPTION

TOTAL OB/XF 81,182

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 07/19/2023 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS