

LOT 130
IN OR 1649/212
TIMBER CREEK PLANTATION #3

HUGULEY KEVIN A & LATOYA R
78284 DUCKWOOD TRAIL
YULEE, FL 32097

2023

11-2N-26-2052-0130-0000



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 70
Interior Floo	13	LVT/LAMNT 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

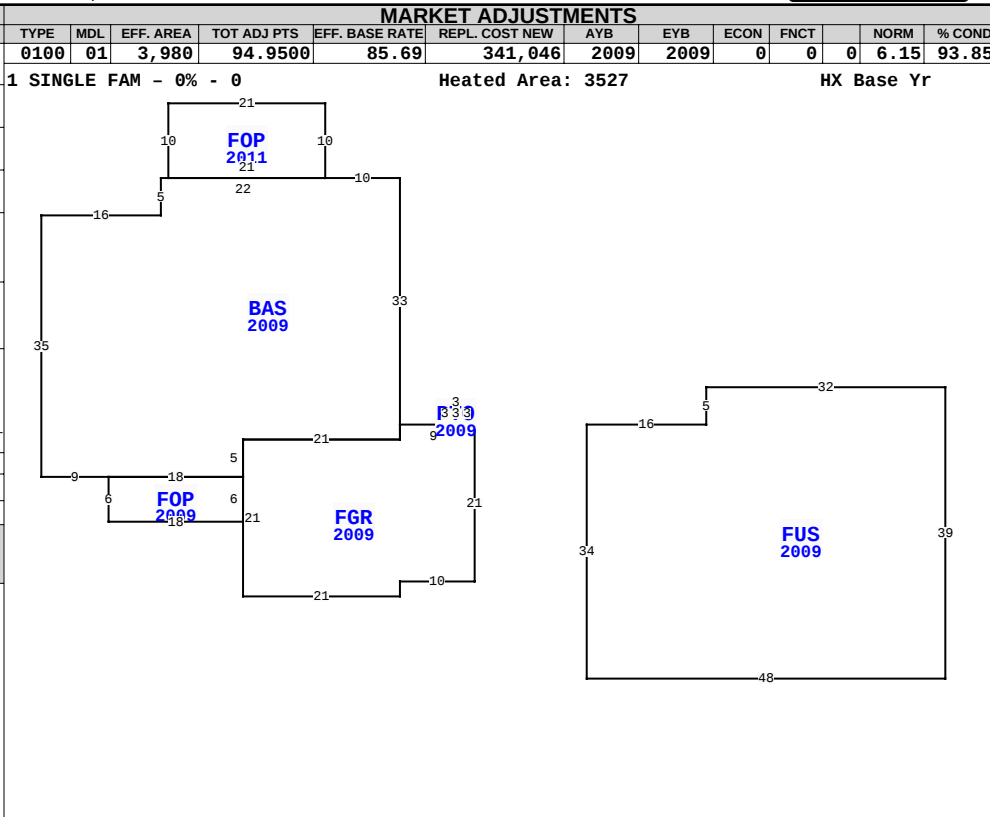
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,735	100	1,735	139,529
FGR	651	55	358	28,790
FOP	108	30	32	2,573
FOP	210	30	63	5,066
FUS	1,792	100	1,792	144,112
PTO	9	5	0	0

TOTALS	4,505		3,980	320,072
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0811	CONCRETE B	0	0	0	896.00	SF	5.20	
2	0810	CONCRETE A	0	0	28	84.00	SF	6.50	
3	0810	CONCRETE A	0	0	21	315.00	SF	6.50	
4	0911	SCRN RM A	0	0	21	315.00	SF	17.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	CONSV
1	000134	C	SFR POND	0	0003		0.00	0.00	



BLD DATE	01/12/2010	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF									
9,673									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		320,072	
TOTAL MARKET OB/XF VALUE		9,673	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		384,745	
SOH/AGL Deduction		31,501	
ASSESSED VALUE		353,244	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		353,244	
TOTAL JUST VALUE		384,745	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		322,203	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24826	ADDITION	9,765	06/01/2011
E22079	ELEC OTHER	0	09/01/2009
M14779	MECH OTHER	0	08/01/2009
P13871	OTHER	0	08/01/2009
B22713	NEW CONSTR	289,080	07/01/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1649/0212	11/09/2009	WD	Q	I	01
GRANTOR: KB HOME JACKSONVILLE					SALE PRICE
GRANTEE: HUGULEY KEVIN A & L					
1630/1169	7/16/2009	WD	U	V	30
GRANTOR: TIMBER CREEK LLC					251,100
GRANTEE: KB HOME JACKSONVILL					215,000

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2009] W1 PTO=[YR=2009] N3 W3 S3 E3\$ W9									
BAS=[YR=2009] N33 W10 FOP=[YR=2011] N10 W21 S10 E21\$ W22 S5									
W16 S35 E9 FOP=[YR=2009] S6 E18 N6 W18\$ E18 N5 E21 N2\$ S2									
W21 S21 E21N2 E10 N21\$ PTR=E15 FUS=[YR=2009] E16 N5 E32 S39									
W48 N34\$ W15\$.									