LOT 136
TIMBER CREEK PLANTATION #3
PB 7/302

HAGOOD TIMOTHY JAMES & LAURA JUNE
78192 DUCKWOOD TRAIL
YULEE, FL 32097

2023

11-2N-26-2052-0136-0000

BUILDING CHARACTERISTICS

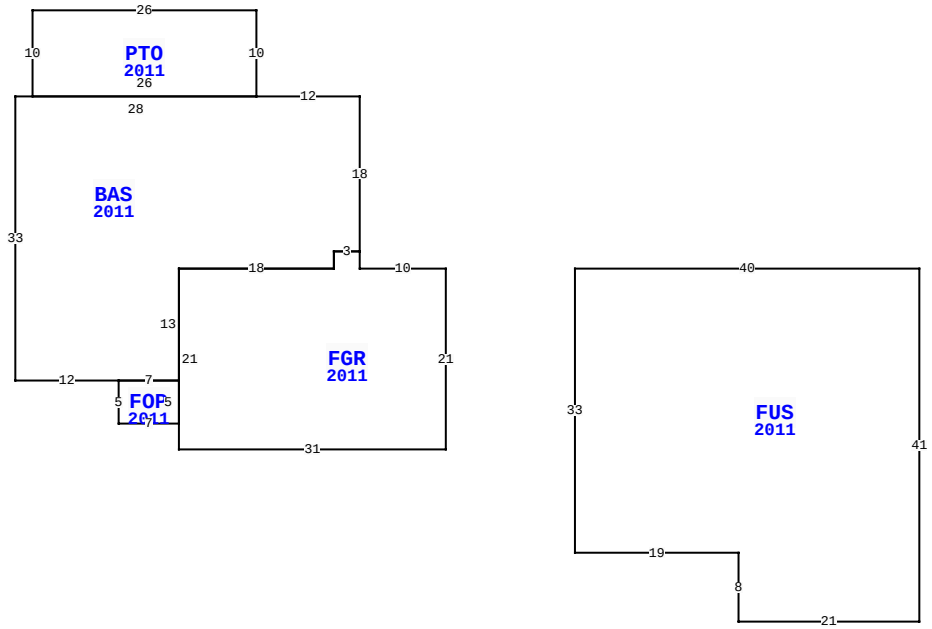
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	1,041	100	1,041	94,404
FGR	657	55	361	32,737
FOP	35	30	10	907
FUS	1,488	100	1,488	134,941
PTO	260	5	13	1,179
TOTALS	3,481		2,913	264,169

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,913	105.9380	95.61	278,512	2011	2011	0	0	0	5.15	94.85

1 SINGLE FAM – 100% - 2022 Heated Area: 2529 HX Base Yr 2022



78192 DUCKWOOD TRL, YULEE

BLD DATE	07/26/2011 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		264,169
TOTAL MARKET OB/XF VALUE		4,812
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		323,981
SOH/AGL Deduction		55,153
ASSESSED VALUE		268,828
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		218,828
TOTAL JUST VALUE		323,981
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,088

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M16155	H/AC	0	05/01/2011
E23447	NEW CONSTR	0	05/01/2011
B24599	NEW CONSTR	279,713	04/01/2011
P14738	NEW CONSTR	0	04/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2468/0242	6/04/2021	WD	Q	I	01	318,000
GRANTOR: WOODFIELD DERRICK & A						
GRANTEE: HAGOOD TIMOTHY JAME						
2066/1283	8/19/2016	WD	Q	I	01	205,000
GRANTOR: BELANGER ROBERT G						
GRANTEE: WOODFIELD DERRICK &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2011] W10 N2 BAS=[YR=2011] N18 W12 PTO=[YR=2011] N10 W26 S10 E26$ W28 S33 E12 FOP=[YR=2011] S5 E7 N5 W7$ E7 N13 E18 N2 E3$ W3 S2 W18 S21 E31 N21$ PTR=E15 FUS=[YR=2011] E40 S41 W21 N8 W19 N33$ W15$.

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	950.00	SF	5.20	5.20	100	2011	2011	3	93	4,594	
2	0810	CONCRETE A	0	100	12	3	36.00	SF	6.50	6.50	100	2011	2011	3	93	218	

LAND DESCRIPTION

TOTAL OB/XF 4,812

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