LOT 142
TIMBER CREEK PLANTATION #3
PB 7/302

COFFMAN MICHAEL J & ASHLEY DIANE
78060 DUCKWOOD TRL
YULEE, FL 32097

2023

11-2N-26-2052-0142-0000

BUILDING CHARACTERISTICS

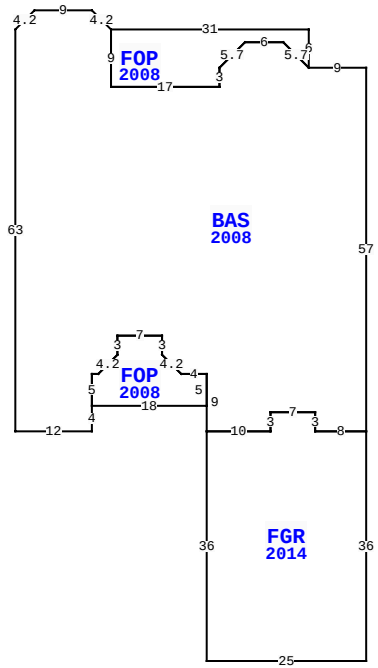
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	3,016	100	3,016	253,614
FGR	921	55	507	42,634
FOP	141	30	42	3,531
FOP	197	30	59	4,962
TOTALS	4,275		3,624	304,741

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,624	99.8100	90.08	326,450	2008	2008	0	0	0	6.65	93.35

1 SINGLE FAM – 100% - 2021 Heated Area: 3016 HX Base Yr 2021



78060 DUCKWOOD TRL, YULEE

BLD DATE	04/17/2008 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		304,741
TOTAL MARKET OB/XF VALUE		7,705
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		367,446
SOH/AGL Deduction		72,973
ASSESSED VALUE		294,473
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		244,473
TOTAL JUST VALUE		367,446
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20251	ELEC OTHER	2,000	11/01/2007
M13420	MECH OTHER	0	11/01/2007
C20419	CO ISSUED	0	08/20/2007
B20419	NEW CONSTR	275,748	08/20/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2373/0028	6/30/2020	WD	Q	I	01	325,000
GRANTOR: STEFANSKI MITCHELL &						
GRANTEE: COFFMAN MICHAEL J &						
1558/0669	3/31/2008	WD	Q	I		331,300
GRANTOR: STANDARD PACIFIC OF						
GRANTEE: STEFANSKI MITCHELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W9 FOP=[YR=2008] N6 W31 S9 E17 N3 U4 R4 E6 D4 R4 $ U4 L4 W6 D4 L4 S3 W17 N9 U3 L3 W9 D3 L3 S63 E12 N4 FOP=[YR=2008] E18 N5 W4 U3 L3 N3 W7 S3 D3 L3 W1 S5$ N5 E1 U3 R3 N3 E7 S3 D3 R3 E4 S9 FGR=[YR=2014] S36 E25 N36 W8 N3 W7 S3 W10$ E10N3 E7 S3 E8 N57$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	93	3,255	
2	0812	CONCRETE C	0	100	0	0	1,202.00	SF	4.00	4.00	100	2008	2008	3	90	4,327	
3	0810	CONCRETE A	0	100	7	3	21.00	SF	6.50	6.50	100	2008	2008	3	90	123	

LAND DESCRIPTION

TOTAL OB/XF 7,705

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 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