LOT 143
TIMBER CREEK PLANTATION #3
PB 7/302

YOO MI YOUNG & HWANG JACKIE
78020 DUCKWOOD TRAIL
YULEE, FL 32097

2023

11-2N-26-2052-0143-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

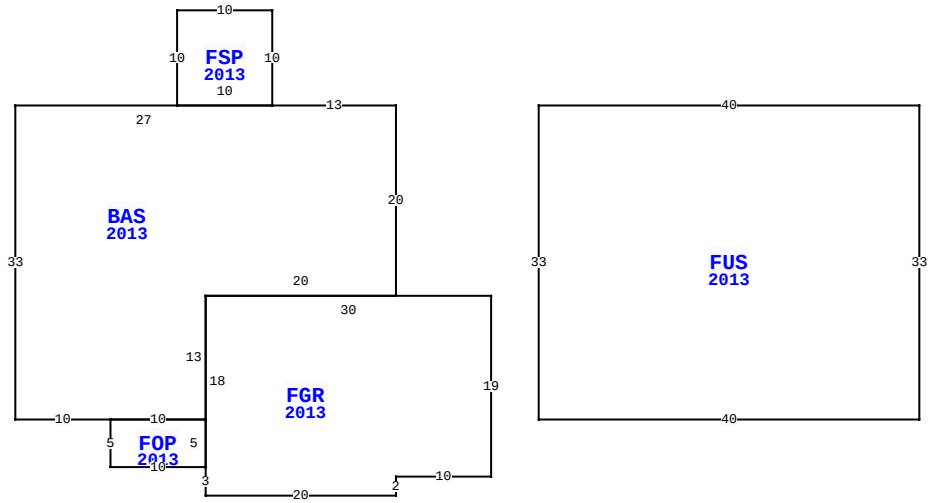
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,060	100	1,060	96,744
FGR	610	55	336	30,666
FOP	50	30	15	1,369
FSP	100	40	40	3,651
FUS	1,320	100	1,320	120,474
TOTALS	3,140		2,771	252,905

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,771	105.5040	95.22	263,855	2013	2013	0	0	0	4.15	95.85

1 SINGLE FAM – 0% - 2023 Heated Area: 2380 HX Base Yr



78020 DUCKWOOD TRL, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	252,905
TOTAL MARKET OB/XF VALUE	3,557
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	311,462
SOH/AGL Deduction	0
ASSESSED VALUE	311,462
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	311,462
TOTAL JUST VALUE	311,462
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	262,765

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226539	CO ISSUED	0	02/21/2013
B1326910	ADDITION	1,200	02/01/2013
E25666	NEW CONSTR	0	12/01/2012
M17788	H/AC	0	12/01/2012
P1216200	NEW CONSTR	0	11/01/2012
B1226539	NEW CONSTR	272,902	10/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2621/1642	2/23/2023	WD	Q	I	01	403,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: YOO MI YOUNG & JACK						
2582/0760	7/29/2022	WD	U	I	37	389,500
GRANTOR: MOORE CHRISTOPHER L &						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W13 FSP=[YR=2013] N10 W10 S10 E10$ W27 S33 E10 FOP=[YR=2013] S5 E10 FGR=[YR=2013] S3 E20 N2 E10 N19 W30 S18$ N5 W10$ E10 N13 E20 N20$ PTR=E15 FUS=[YR=2013] E40 S33 W40 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	0810	CONCRETE A	0	0	0	0	576.00	SF	6.50	6.50	100	2013	2013	3	95	3,557	

LAND DESCRIPTION

TOTAL OB/XF 3,557

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	0	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