LOT 93
IN OR 2131/1915
TIMBER CREEK PLANTATION #3

RAMSEY JACKIE JR & LYNN
78283 DUCKWOOD TRAIL
YULEE, FL 32097

2024

11-2N-26-2052-0093-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

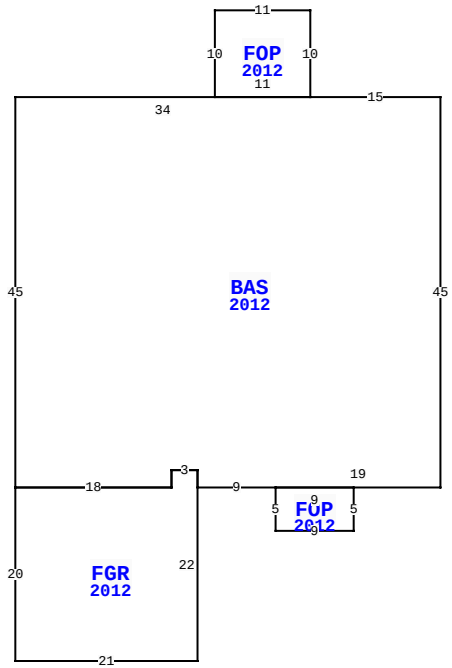
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,199	100	2,199	207,722
FGR	426	55	234	22,104
FOP	45	30	14	1,322
FOP	110	30	33	3,118
TOTALS	2,780		2,480	234,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,480	105.2160	99.96	247,901	2012	2012	0	0	0	5.50	94.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2199 HX Base Yr



BLD DATE	10/24/2012 KK	LGL DATE
XF DATE		LAND DATE
INC DATE		AG DATE

78283 DUCKWOOD TRL, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		234,266
TOTAL MARKET OB/XF VALUE		8,075
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		297,341
SOH/AGL Deduction		1,709
ASSESSED VALUE		295,632
TOTAL EXEMPTION VALUE	13	295,632
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		297,341
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,021

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1226192	CO ISSUED	0	10/15/2012
E25326	NEW CONSTR	0	08/01/2012
M17524	H/AC	0	08/01/2012
B26192	NEW CONSTR	244,855	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2131/1915	6/28/2017	WD	Q	I	01	207,500
GRANTOR: SHEEK LISA NKA LISA W						
GRANTEE: RAMSEY JACKIE JR &						
1843/0158	2/21/2013	WD	Q	I	01	164,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: SHEEK LISA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W15 FOP=[YR=2012] N10 W11 S10 E11$ W34 S45
FGR=[YR=2012] S20 E21 N22 W3 S2 W18$ E18 N2 E3 S2 E9
FOP=[YR=2012] S5 E9 N5 W9$ E19 N45$.

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	621.00	SF	5.20	5.20	100	2012	2012	3	93	3,003	
2	0810	CONCRETE A	0	100	33	3	39.00	SF	6.50	6.50	100	2012	2012	3	93	236	
3	0462	ST/AL FNC	0	100	0	0	620.00	SF	10.00	10.00	100	2015	2015	3	78	4,836	

LAND DESCRIPTION

TOTAL OB/XF 8,075

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	000134	C	SFR POND	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 03/13/2024 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS