

LOT 94
TIMBER CREEK PLANTATION #3
PB 7/302

WAGNER JOY E & KERRY D
78269 DUCKWOOD TRAIL
YULEE, FL 32097

2024

11-2N-26-2052-0094-0000



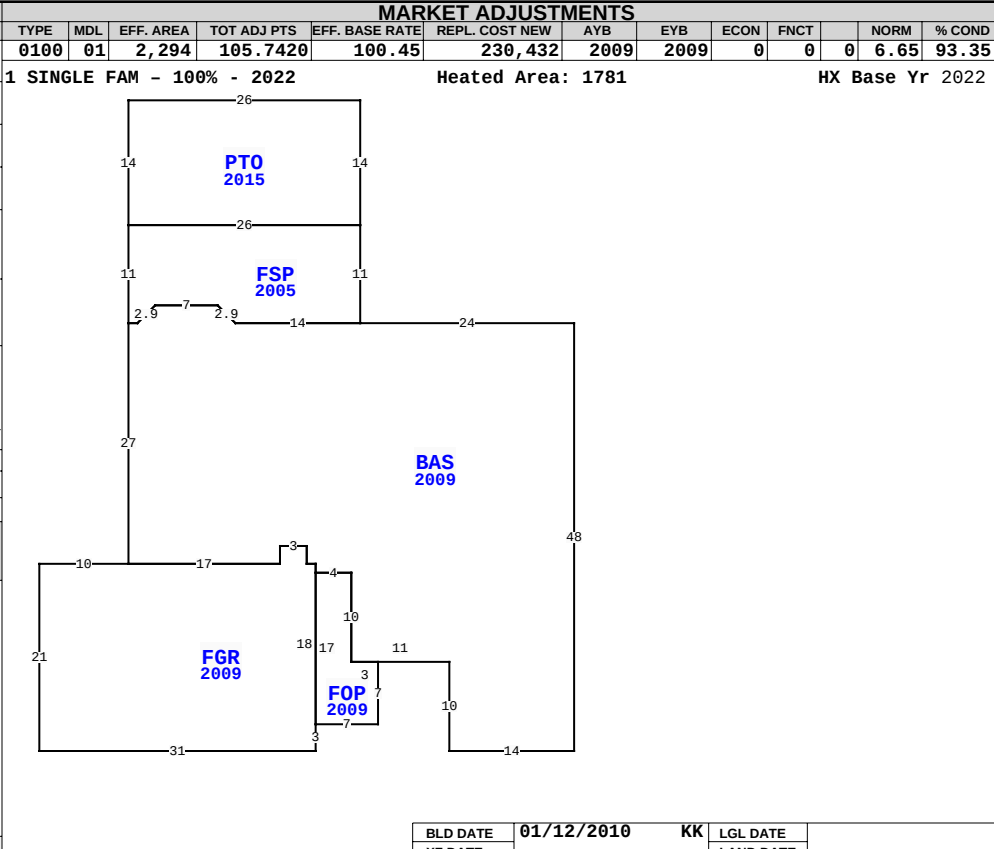
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	1,781	100	1,781	167,004
FGR	657	55	361	33,851
FOP	89	30	27	2,532
FSP	268	40	107	10,033
PTO	364	5	18	1,688
TOTALS	3,159		2,294	215,108

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	878.00	SF	5.20	5.20	4,109
2	0810	CONCRETE A	0	100	11	3	33.00	SF	6.50	6.50	193
3	0462	ST/AL FNC	0	100	0	0	508.00	SF	10.00	10.00	4,267
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	276

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	



78269 DUCKWOOD TRL, YULEE	BLD DATE 01/12/2010	KK	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					215,108				
TOTAL MARKET OB/XF VALUE					8,845				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					278,953				
SOH/AGL Deduction					39,291				
ASSESSED VALUE					239,662				
TOTAL EXEMPTION VALUE					55,000				
BASE TAXABLE VALUE					184,662				
TOTAL JUST VALUE					278,953				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					269,505				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E22013	ELEC OTHER	1,500	08/01/2009
M14781	MECH OTHER	0	08/01/2009
P13870	OTHER	0	08/01/2009
B22715	NEW CONSTR	181,764	07/01/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2455/0854	4/20/2021	QC	U	I	11	100	
GRANTOR: SLOAN JOY N/K/A WAGNE							
GRANTEE: WAGNER JOY E & KERR							
2387/1999	8/26/2020	WD	Q	I	01	248,000	
GRANTOR: SHEPARD KIMBERLY H &							
GRANTEE: SLOAN JOY							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2009] W24 FSP=[YR=2005] N11 PTO=[YR=2015] N14 W26 S14 E26\$ W26 S11 E1 U2 R2 E7 D2 R2 E14\$ W14 U2 L2 W7 D2 L2 W1 S27 FGR=[YR=2009] W10 S21 E31 N3 FOP=[YR=2009] E7 N7 W3 N10 W4 S17\$ N18 W1 N2 W3 S2 W17\$ E17 N2 E3 S2 E1 S1 E4 S10 E11 S10 E14 N48\$.									

LAND DESCRIPTION										TOTAL OB/XF										8,845									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000												