

LOT 95
TIMBER CREEK PLANTATION #3
PB 7/302

SPATES CORP LLC
76469 DEERWOOD DRIVE
YULEE, FL 32097

2024

11-2N-26-2052-0095-0000



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 Floor	11	CLAY TILE 40
Interior Floor	14	CARPET 40
Interior Floor	13	LVT/LAMNT 20
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	985	100	985	96,775
FGR	717	55	394	38,710
FOP	40	30	12	1,179
FOP	100	30	30	2,948
FUS	1,178	100	1,178	115,738
PTO	100	5	5	492

TOTALS	3,120		2,604	255,840
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	0	0	0	1,023.00	SF	4.00	4.00	3,765
2	0810	CONCRETE A	0	0	18	3	54.00	SF	6.50	6.50	323
3	0462	ST/AL FNC	0	0	0	0	936.00	SF	10.00	10.00	7,020

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	0	0003	PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,604	110.0160	104.52	272,170	2011	2011	0	0	6.00	94.00
1 SINGLE FAM - 0% - 2024 Heated Area: 2163 HX Base Yr											

BLD DATE	11/28/2011	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

78255 DUCKWOOD TRL, YULEE											
---------------------------	--	--	--	--	--	--	--	--	--	--	--

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		255,840	
TOTAL MARKET OB/XF VALUE		11,108	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		321,948	
SOH/AGL Deduction		0	
ASSESSED VALUE		321,948	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		321,948	
TOTAL JUST VALUE		321,948	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		312,683	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E23841	NEW CONSTR	0	09/01/2011
B25058	NEW CONSTR	245,158	08/01/2011
P14934	NEW CONSTR	0	08/01/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2666/1024	9/13/2023	QC U	I	11		100	
GRANTOR: SPATES JAMES LIONEL							
GRANTEE: SPATES CORP LLC							
2664/1126	8/18/2023	WD Q	I	01		340,000	
GRANTOR: GAFFNEY MARK A & KATH							
GRANTEE: SPATES JAMES LIONEL							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2011] W18 FOP=[YR=2011] N10 W10 PTO=[YR=2011] W10 S10 E10 N10\$ S10 E10\$ W20 S18 FGR=[YR=2011] S2 W10 S23 E10 S2 E21 N9 FOP=[YR=2011] E8 N5 W8 S5\$ N13 W16 N5 W5\$ E5 S5 E16 S8 E17 N31\$ PTR=E15 FUS=[YR=2011] E38 S31 W38 N31\$ W15\$.											