

LOT 96
IN OR 2234/1514
TIMBER CREEK PLANTATION #3

QUEERN JOHN K & SHIRLEY A
78239 DUCKWOOD TRAIL
YULEE, FL 32097

2024

11-2N-26-2052-0096-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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
------------------	---------

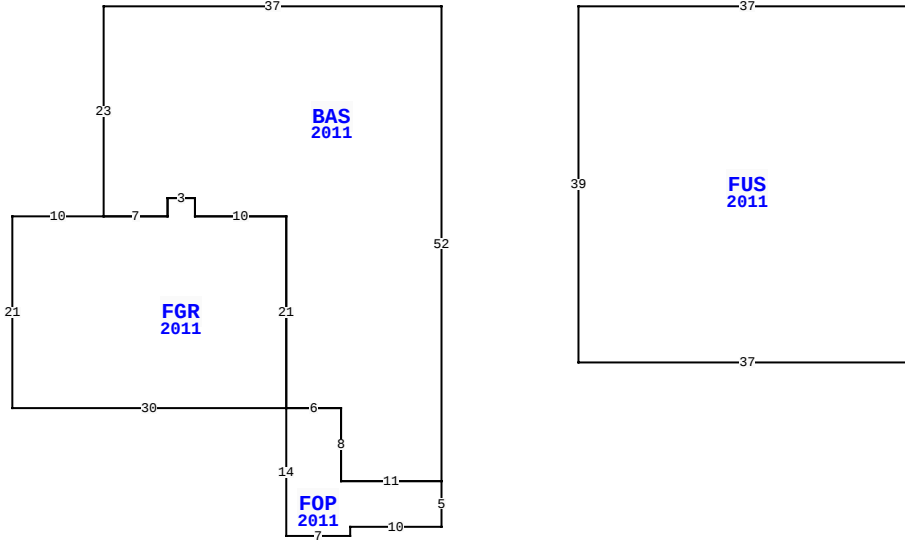
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,290	100	1,290	111,585
FGR	636	55	350	30,275
FOP	140	30	42	3,633
FUS	1,443	100	1,443	124,819

TOTALS	3,509		3,125	270,313
--------	-------	--	-------	---------

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	100	0	0	1,392.00	SF	4.00	4.00	
2	0810	CONCRETE A	0	100	9	3	27.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	
4	0861	POOL GUNIT	0	100	0	0	460.00	SF	85.00	85.00	
5	0855	CONC PAVER	0	100	0	0	842.00	SF	10.00	10.00	
6	0911	SCRN RM A	0	100	0	0	1,110.00	SF	17.50	17.50	

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	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	3,125	96.5080	91.68	286,500	2011	2011	0	0	5.65	94.35
1 SINGLE FAM - 100% - 2021 Heated Area: 2733 HX Base Yr 2021											



78239 DUCKWOOD TRL, YULEE

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		270,313	
TOTAL MARKET OB/XF VALUE		68,884	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		394,197	
SOH/AGL Deduction		85,344	
ASSESSED VALUE		308,853	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		258,853	
TOTAL JUST VALUE		394,197	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		384,145	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010050	ADDITION	12,000	10/21/2020
20007373	SWIM POOL	60,000	08/18/2020
E24194	NEW CONSTR	0	12/01/2011
B25060	CO ISSUED	0	11/22/2011
E23842	NEW CONSTR	0	09/01/2011
B25060	NEW CONSTR	304,090	08/01/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2234/1514	10/30/2018	WD	Q	I	02
GRANTOR: MICKLES PAUL E & DANE					
GRANTEE: QUEERN JOHN K & SHI					
1766/1845	11/18/2011	WD	Q	I	01
GRANTOR: KB HOME JACKSONVILLE					
GRANTEE: MICKLES PAUL E & DA					

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

BUILDING DIMENSIONS											
BAS=[YR=2011] W37 S23 FGR=[YR=2011] W10 S21 E30 N21 W10 N2 W3 S2W7\$ E7 N2 E3 S2 E10 S21 FOP=[YR=2011] S14 E7 N1 E10 N5 W11 N8 W6\$E6 S8 E11 N52\$ PTR=E15 FUS=[YR=2011] E37 S39 W37 N39\$ W15\$.											