

LOT 97
IN OR 1765/1767
TIMBER CREEK PLANTATION #3

HARRIS ALAN R & TRACY MARIE
78225 DUCKWOOD TRAIL
YULEE, FL 32097

2024

11-2N-26-2052-0097-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
Exterior Wall		16	WD FR STUC 100		0100	01	2,511	110.8800	105.34	264,509	2011	2011	0	0	0	6.00	94.00	VALUATION BY		STANDARD									
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 0% - 0													Heated Area: 2140							HX Base Yr				
Roof Cover		03	COMP SHNGL 100																	BUILDING MARKET VALUE					248,638				
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					4,106				
Interior Floo		11	CLAY TILE 50																	TOTAL LAND VALUE - MARKET					55,000				
Interior Floo		14	CARPET 50																	TOTAL MARKET VALUE					307,744				
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					12,525				
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					295,219				
Bedrooms			3 100																	TOTAL EXEMPTION VALUE					0				
Bathrooms			2.5 100																	BASE TAXABLE VALUE					295,219				
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE					307,744				
Stories		2.	2. 100																	NCON VALUE					0				
Units			0 100																	INCOME VALUE									
Occupancy		00	NONE 100																	PREVIOUS YEAR MKT VALUE					296,606				
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	962	100	962	95,257																									
FGR	635	55	349	34,558																									
FOP	40	30	12	1,188																									
FUS	1,178	100	1,178	116,646																									
PTO	200	5	10	990																									
TOTALS		3,015	2,511	248,638																									
EXTRA FEATURES					78225 DUCKWOOD TRL, YULEE																								
L N	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	0812	CONCRETE C	0 0	0 0	1,023.00	SF	4.00	4.00	100	2011	2011	3	92	3,765															
2	0810	CONCRETE A	0 0	16 3	48.00	SF	6.50	6.50	100	2011	2011	3	92	287															
3	0810	CONCRETE A	0 0	3 3	9.00	SF	6.50	6.50	100	2011	2011	3	92	54															
LAND DESCRIPTION					TOTAL OB/XF 4,106																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000												