LOT 103
TIMBER CREEK PLANTATION #3
PB 7/302

GARRITY PAMELA A & MATTHEW E
78133 DUCKWOOD TRAIL
YULEE, FL 32097

2024

11-2N-26-2052-0103-0000

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 70
Interior Floo	08	SHT VINYL 30
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

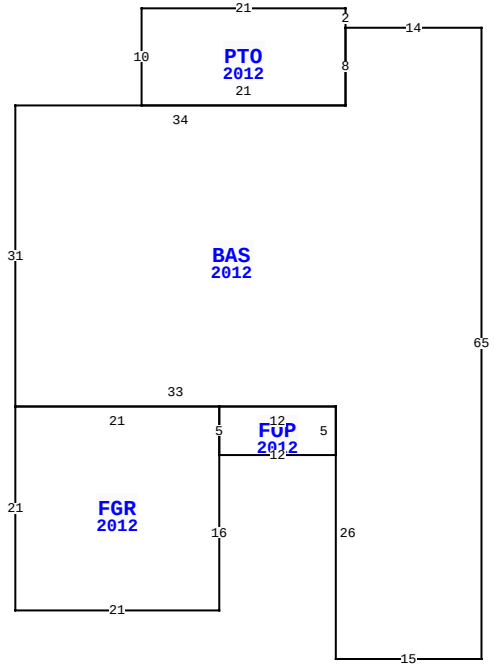
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,990	100	1,990	189,090
FGR	441	55	243	23,090
FOP	60	30	18	1,710
PTO	210	5	10	951
TOTALS	2,701		2,261	214,840

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,261	105.8400	100.55	227,344	2012	2012	0	0	0	5.50	94.50

1 SINGLE FAM – 100% - 2024 Heated Area: 1990 HX Base Yr 2024



BLD DATE	12/05/2012	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

78133 DUCKWOOD TRL, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		214,840
TOTAL MARKET OB/XF VALUE		3,841
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		273,681
SOH/AGL Deduction		114,618
ASSESSED VALUE		159,063
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		109,063
TOTAL JUST VALUE		273,681
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E24906	SECURITY SYSTEM	0	04/01/2012
C25422	CO ISSUED	0	03/09/2012
P15541	NEW CONSTR	0	12/01/2011
25422	NEW CONSTR	229,716	12/01/2011
B25282	NEW CONSTR	275,247	11/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2687/386	12/28/2023	WD	Q	I	02	340,000
GRANTOR: BELTON IAN O						
GRANTEE: GARRITY PAMELA A &						
2507/0944	10/21/2021	WD	Q	I	01	298,000
GRANTOR: SANTARELLI ROBERT & S						
GRANTEE: BELTON IAN O						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W14 PTO=[YR=2012] N2 W21 S10 E21 N8$ S8 W34 S31 FGR=[YR=2012] S21 E21 N16 FOP=[YR=2012] E12 N5 W12 S5$ N5 W21$ E33 S26 E15 N65$.

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	693.00	SF	5.20	5.20	100	2012	2012	3	93	3,351	
2	0810	CONCRETE A	0	100	27	3	81.00	SF	6.50	6.50	100	2012	2012	3	93	490	

LAND DESCRIPTION

TOTAL OB/XF 3,841

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS