

LOT 108
PT OR 1866/1798
TIMBER CREEK PLANTATION #3

RICHTSTEIG EDWARD M & BETH A
78055 DUCKWOOD TRAIL
YULEE, FL 32097

2024

11-2N-26-2052-0108-0000



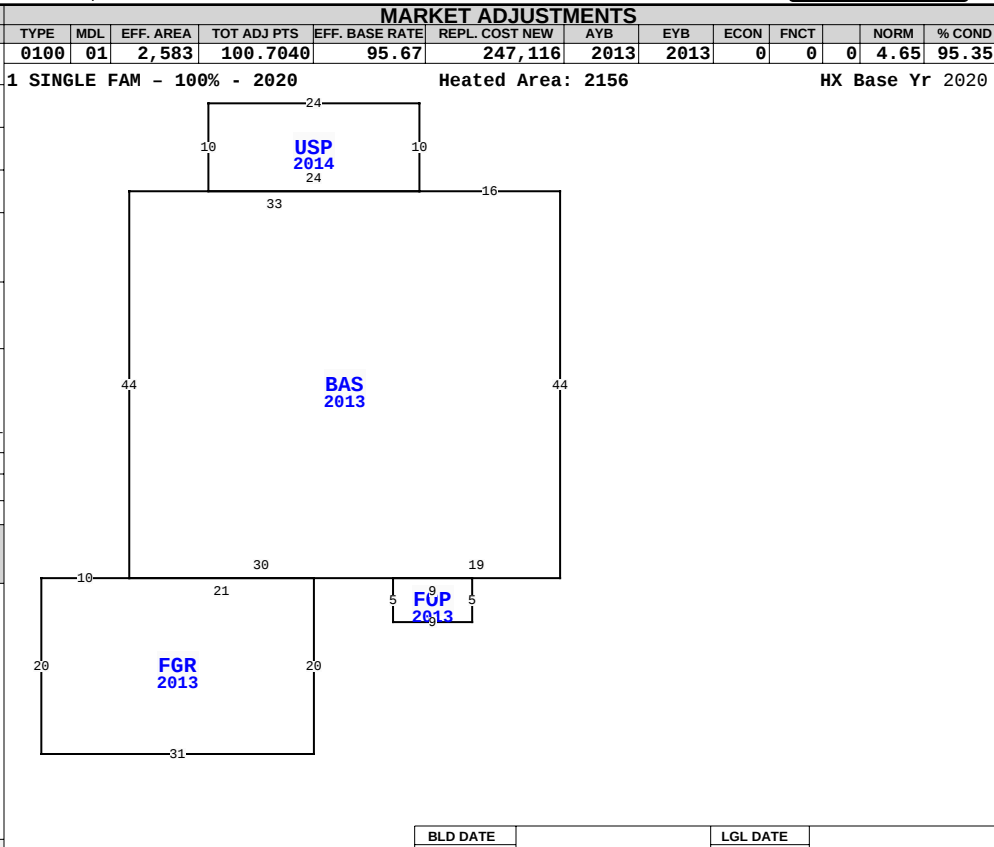
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	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	2,156	100	2,156	196,674
FGR	620	55	341	31,106
FOP	45	30	14	1,277
USP	240	30	72	6,568
TOTALS	3,061		2,583	235,625

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	1,113.00	SF	5.20	5.20	100	2013

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT	1.00



TOTAL OB/XF											
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	235,625		
TOTAL MARKET OB/XF VALUE	5,440		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	296,065		
SOH/AGL Deduction	78,349		
ASSESSED VALUE	217,716		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	167,716		
TOTAL JUST VALUE	296,065		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	285,524		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328094	ADDITION	7,247	01/01/2014
B1326819	NEW CONSTR	260,599	01/01/2013
P1316346	NEW CONSTR	0	01/01/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1866/1798	6/26/2013	SW	Q	I	02
GRANTOR: KB HOME JACKSONVILLE					SALE PRICE
GRANTEE: RICHTSTEIG EDWARD M					180,800
1731/1512	3/31/2011	WD	U	I	30
GRANTOR: TIMBER CREEK II LLC					1,920,000
GRANTEE: KB HOME JACKSONVILL					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2013] W16 USP=[YR=2014] N10 W24 S10 E24\$ W33 S44											
FGR=[YR=2013] W10 S20 E31 N20 W21\$ E30 FOP=[YR=2013] S5 E9											
N5 W9\$ E19 N44\$.											