

CAMPBELL JOHN A & FAYDEL L
78041 DUCKWOOD TRAIL
YULEE, FL 32097

11-2N-26-2052-0109-0000

BUILDING CHARACTERISTICS

ELEMENT CD
Exterior Wall 05 AVERAGE 80
Exterior Wall 16 WD FR STUC 20
Roof Structure 08 IRREGULAR 100
Roof Cover 03 COMP SHNGL 100
Interior Wall 05 DRYWALL 100
Interior Floor 14 CARPET 60
Interior Floor 08 SHT VINYL 40
Air Condition 03 CENTRAL 100
Heating Type 04 AIR DUCTED 100
Bedrooms 4 100
Bathrooms 2.5 100

Frame Stories Units 02 WOOD FRAME 100
2. 100
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 1,261 100 1,261 111,025
FGR 400 55 220 19,370
FOP 96 30 29 2,553
FUS 1,670 100 1,670 147,034
UEP 452 60 271 23,860

TOTALS 3,879 3,451 303,842

CUSTOMER INFORMATION

TOTAL ACRES 0.00
TOTAL LAND VALUE \$55,000.00
MARKET VALUE \$55,000.00
AGRICULTURAL VALUE \$0.00
COMMON VALUE \$55,000.00
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MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND
0100 01 3,451 97.1520 92.29 318,493 2013 2013 0 0 4.60 95.40

FLOOR PLAN AND DIMENSIONS

SINGLE FAM - 100% - 2020 Heated Area: 2931 HX Base Yr 2020

Basement Area: 111,025 sq ft
First Floor Area: 147,034 sq ft
Second Floor Area: 23,860 sq ft
Total Living Area: 281,919 sq ft
Garage Area: 19,370 sq ft
Pool Area: 2,553 sq ft
Other Areas: 0 sq ft
Total Area: 303,842 sq ft

SALES DATA

OFF RECORD Number DATE TYPE INST Q I V I RSN CD SALE PRICE
2074/0586 9/23/2016 WD Q Q I 01 246,500

GRANTOR: HARGIS JAMES AARON &
GRANTEE: CAMPBELL JOHN A & F
1872/0182 7/31/2013 SW Q Q I 02 218,800
GRANTOR: KB HOME JACKSONVILLE
GRANTEE: HARGIS JAMES AARON

BUILDING NOTES

BUILDING DIMENSIONS

UEP=[YR=2017] N14 W18 S4 W20 S10 BAS=[YR=2013] W7 S16
FGR=[YR=2013] S20 E20 N20 W20\$ E20 S21 E9 S1 FOP=[YR=2013] S6
E16 N6 W16\$ E16 N38 W38\$ E38\$PTR=E15 FUS=[YR=2013] E45 S38
W25 N2 W20 N36\$ W15\$.