

CRAMER JORDAN J & KELSEY
78396 DUCKWOOD TRL
YULEE, FL 32097

11-2N-26-2052-0125-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 80
16WD FR STUC 20
03GABLE/HIP 100
03COMP SHNGL 100
05DRYWALL 100
14CARPET 70
08SHT VINYL 30
03CENTRAL 100
04AIR DUCTED 100
5100
2.5100
02WOOD FRAME 100
2.100
0100
00NONE 100

Quality03Quality Level 03
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA05
NEIGHBORHOOD/LOC5005.00
AREATOTAL PCTTOT SUBAREA
TYPE GROSS OF ADJ MARKET
AREA BASE BASE AREA VALUE
BAS1,4051001,405119,462
FGR6515535830,440
FOP4030121,021
FUS1,7201001,720146,245
PTO9054340

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREA
0100013,49995.3120
EFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND
90.55316,83420102010006.1093.90
1 SINGLE FAM - 100% - 2020Heated Area: 3125HX Base Yr 2020

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD
Tax Group: 4Tax Dist:
BUILDING MARKET VALUE297,507
TOTAL MARKET OB/XF VALUE5,755
TOTAL LAND VALUE - MARKET55,000
TOTAL MARKET VALUE358,262
SOH/AGL Deduction91,561
ASSESSED VALUE266,701
TOTAL EXEMPTION VALUEHX HB50,000
BASE TAXABLE VALUE216,701
TOTAL JUST VALUE358,262
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE344,948

SUBAREA MARKET VALUE

FUS2010
FGR2010
FOP2010
BAS2010
PTO2010

SALES DATA

OFF RECORD TYPE Q U I V I RSN SALE
Number INST CD PRICE
2302/07518/30/2019WDQI01263,000
GRANTOR:DENNIS TODD W & MICHE
GRANTEE:CRAMER JORDAN J & K
1687/07686/29/2010WDQI01234,900
GRANTOR:KB HOME JACKSONVILLE
GRANTEE:DENNIS TODD W

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2010] W11 PTO=[YR=2010] N10 W9 S10 E9\$W29 S43 E11
FOP=[YR=2010] S5 E8 FGR=[YR=2010] S1 E31 N21 W31 S20\$ N5 W8\$
E8 N15 E21 N28\$ PTR=E15 FUS=[YR=2010] S43 E40 N43 W40\$ W15\$.

LAND DESCRIPTIONTOTAL OB/XF5,755
LNUSE CLSLAND USE CAPRDLOC FRONT DEPTH TOT UNIT D DPTH % TOT UNIT ADJ ADJ LAND OTHER YEAR DENSITY DECL FRZ YR CONSRV
CODE DESCRIPTION ZONE UT LND TYPE T FACT CON ADJ PRICE PRICE VALUE ADJUSTMENTS AND NOTES
1000100CSFR100PUD0.000.001.00LT1.001.001.0055,000.0055,000.0055,000

EXTRA FEATURES

78396 DUCKWOOD TRL, YULEE

REVIEW DATE05/12/2019BYKBA

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