

LOT 130
IN OR 1649/212
TIMBER CREEK PLANTATION #3

HUGULEY KEVIN A & LATOYA R
78284 DUCKWOOD TRAIL
YULEE, FL 32097

2024

11-2N-26-2052-0130-0000



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 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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		

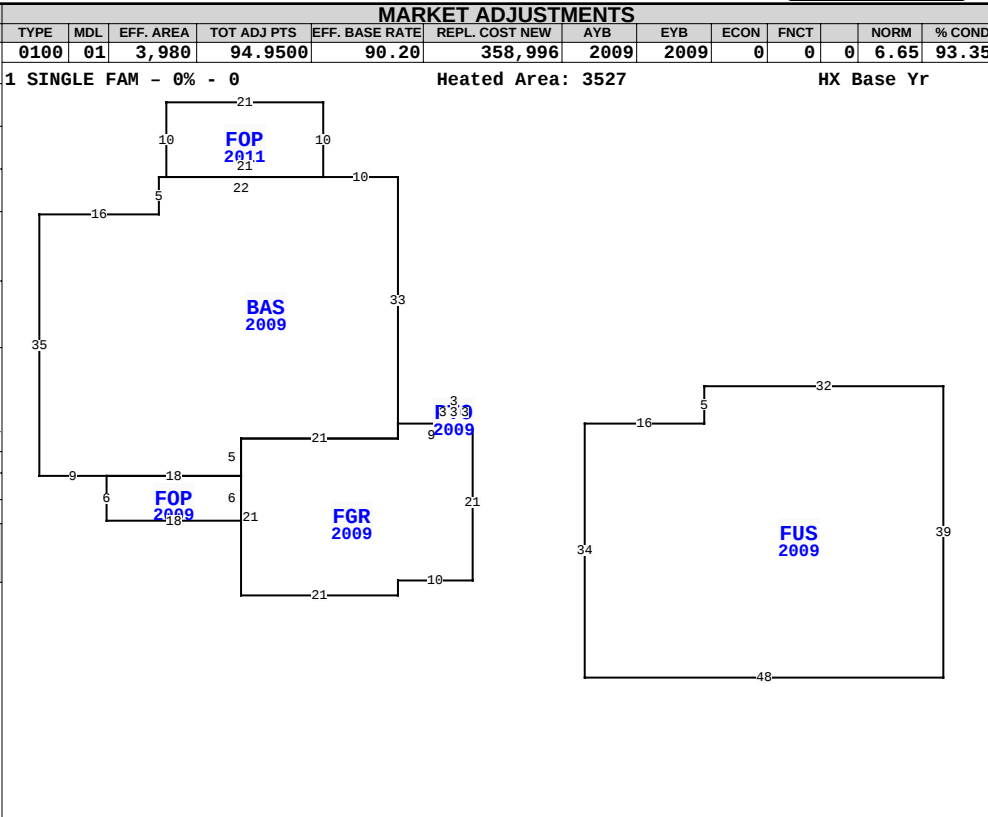
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,735	100	1,735	146,090
FGR	651	55	358	30,145
FOP	108	30	32	2,694
FOP	210	30	63	5,305
FUS	1,792	100	1,792	150,889
PTO	9	5	0	0

TOTALS	4,505		3,980	335,123
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0811	CONCRETE B	0	0	0	896.00	SF	5.20	
2	0810	CONCRETE A	0	0	28	84.00	SF	6.50	
3	0810	CONCRETE A	0	0	21	315.00	SF	6.50	
4	0911	SCRN RM A	0	0	21	315.00	SF	17.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	0	0003	PUD	0.00	0.00	1.00

REVIEW DATE 05/12/2019 BY KBA



BLD DATE	01/12/2010	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

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	0811	CONCRETE B	0	0	0	896.00	SF	5.20	5.20	100	2009	2009	3	90	4,193	
2	0810	CONCRETE A	0	0	28	84.00	SF	6.50	6.50	100	2009	2009	3	90	491	
3	0810	CONCRETE A	0	0	21	315.00	SF	6.50	6.50	100	2011	2011	3	92	1,884	
4	0911	SCRN RM A	0	0	21	315.00	SF	17.50	17.50	100	2011	2011	3	50	2,756	

TOTAL OB/XF										9,324						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY										PAGE 1 of 1						
VALUATION SUMMARY										4						
VALUATION BY										STANDARD						
Tax Group: 4										Tax Dist:						
BUILDING MARKET VALUE										335,123						
TOTAL MARKET OB/XF VALUE										9,324						
TOTAL LAND VALUE - MARKET										55,000						
TOTAL MARKET VALUE										399,447						
SOH/AGL Deduction										10,879						
ASSESSED VALUE										388,568						
TOTAL EXEMPTION VALUE										0						
BASE TAXABLE VALUE										388,568						
TOTAL JUST VALUE										399,447						
NCON VALUE										0						
INCOME VALUE										0						
PREVIOUS YEAR MKT VALUE										384,745						

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24826	ADDITION	9,765	06/01/2011
E22079	ELEC OTHER	0	09/01/2009
M14779	MECH OTHER	0	08/01/2009
P13871	OTHER	0	08/01/2009
B22713	NEW CONSTR	289,080	07/01/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1649/0212	11/09/2009	WD	Q	I	01	251,100	
GRANTOR: KB HOME JACKSONVILLE							
GRANTEE: HUGULEY KEVIN A & L							
1630/1169	7/16/2009	WD	U	V	30	215,000	
GRANTOR: TIMBER CREEK LLC							
GRANTEE: KB HOME JACKSONVILL							

BUILDING NOTES									
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BUILDING DIMENSIONS
FGR=[YR=2009] W1 PTO=[YR=2009] N3 W3 S3 E3\$ W9
BAS=[YR=2009] N33 W10 FOP=[YR=2011] N10 W21 S10 E21\$ W22 S5
W16 S35 E9 FOP=[YR=2009] S6 E18 N6 W18\$ E18 N5 E21 N2\$ S2
W21 S21 E21N2 E10 N21\$ PTR=E15 FUS=[YR=2009] E16 N5 E32 S39
W48 N34\$ W15\$.

Common: 55,000 PRINTED 08/06/2024 BY SYS