

LOT 133
IN OR 2201/908
TIMBER CREEK PLANTATION #3

PULLIAM CHRISTOPHER M & ANNA S
78228 DUCKWOOD TRAIL
YULEE, FL 32097

2024

11-2N-26-2052-0133-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	30 VINYL 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	6 100
Bathrooms	3 100
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	1,185	100	1,185	111,793
FGR	661	55	364	34,340
FOP	54	30	16	1,510
FOP	200	30	60	5,660
FUS	1,511	100	1,511	142,549
TOTALS	3,611		3,136	295,852

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,005.00	SF	4.00	4.00	3,698
2	0810	CONCRETE A	0	100	14	3	42.00	SF	6.50	6.50	251
3	0910	SCRN RM L	0	100	9	10	90.00	SF	15.00	15.00	743
4	0855	CONC PAVER	0	100	11	10	110.00	SF	10.00	10.00	1,023
5	0810	CONCRETE A	0	100	9	10	90.00	SF	6.50	6.50	544
6	0866	POOL FIBER	0	100	30	14	420.00	SF	72.00	72.00	28,123
7	0855	CONC PAVER	0	100	0	0	370.00	SF	10.00	10.00	3,663
8	0910	SCRN RM L	0	100	0	0	790.00	SF	15.00	15.00	11,021

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,136	105.2480	99.99	313,569	2011	2011	0	0	5.65	94.35
1 SINGLE FAM - 100% - 2019 Heated Area: 2696 HX Base Yr 2019											
BLD DATE	08/08/2012					KK	LGL DATE				
XF DATE							LAND DATE				
INC DATE							AG DATE				

78228 DUCKWOOD TRL, YULEE

TOTAL OB/XF											
49,066											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		295,852	
TOTAL MARKET OB/XF VALUE		49,066	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		399,918	
SOH/AGL Deduction		101,200	
ASSESSED VALUE		298,718	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		248,718	
TOTAL JUST VALUE		399,918	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		388,463	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002286	SWIM POOL	44,000	02/06/2021
20011306	ADDITION	14,982	11/17/2020
B25661	ADDITION	5,799	02/01/2012
C24243	CO ISSUED	0	03/16/2011
E23204	NEW CONSTR	0	01/01/2011
M15898	H/AC	0	01/01/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2201/0908	6/01/2018	WD Q	I	01		286,900	
GRANTOR: MATHIS JENNIFER L & C							
GRANTEE: PULLIAM CHRISTOPHER							
1731/0427	3/22/2011	WD Q	I	02		196,000	
GRANTOR: KB HOME JACKSONVILLE							
GRANTEE: MATHIS JENNIFER L &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2011] W20 S10 BAS=[YR=2011] W20 S19 FGR=[YR=2011] W10 S21 E10 S3 E21 N5 FOP=[YR=2011] E6 N9 W6 S9\$ N16 W16 N2 W5 N1\$ S1 E5 S2 E16 S7 E6 S14 E13 N43 W20\$ E20 N10\$ PTR=E15 FUS=[YR=2011] E40 S32 W19 S11 W21 N43\$ W15\$.											