LOT 134
TIMBER CREEK PLANTATION #3
PB 7/302

OGLESBY BRADLEY G & CARLA
78216 DUCKWOOD TRAIL
YULEE, FL 32097

2024

11-2N-26-2052-0134-0000

BUILDING CHARACTERISTICS

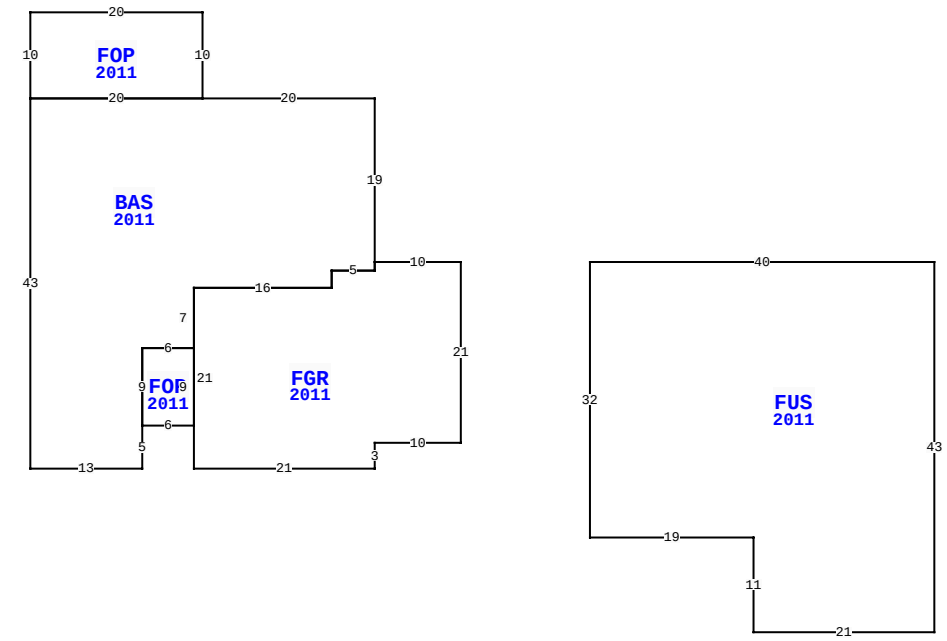
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
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	109,244
FGR	661	55	364	33,557
FOP	54	30	16	1,475
FOP	200	30	60	5,532
FUS	1,511	100	1,511	139,298
TOTALS	3,611		3,136	289,106

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	102.8560	97.71	306,419	2011	2011	0	0	0	5.65	94.35

1 SINGLE FAM – 100% - 2020 Heated Area: 2696 HX Base Yr 2020



78216 DUCKWOOD TRL, YULEE

BLD DATE	08/02/2011 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		289,106
TOTAL MARKET OB/XF VALUE		4,829
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		348,935
SOH/AGL Deduction		89,162
ASSESSED VALUE		259,773
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		209,773
TOTAL JUST VALUE		348,935
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,005

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24412	CO ISSUED	0	05/11/2011
B24412	NEW CONSTR	301,139	03/01/2011
M16003	H/AC	0	03/01/2011
P14671	NEW CONSTR	0	03/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2282/1577	6/17/2019	WD	Q	I	01	301,000
GRANTOR: INCE SEAN F & MEGAN M						
GRANTEE: OGLESBY BRADLEY G &						
2128/0760	6/21/2017	WD	Q	I	02	231,000
GRANTOR: WENGERT DONALD P & RO						
GRANTEE: INCE SEAN F & MEGAN						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2011] W10 BAS=[YR=2011] N19 W20 FOP=[YR=2011] N10 W20 S10 E20$ W20 S43 E13 N5 FOP=[YR=2011] E6 N9 W6 S9 $ N9 E6 N7 E16 N2 E5 N1$ S1 W5 S2 W16 S21 E21 N3 E10 N21$ PTR=E15 FUS=[YR=2011] E40 S43 W21 N11 W19 N32$ W15$.

EXTRA FEATURES

LN	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	100	0	0	957.00	SF	5.20	5.20	100	2011	2011	3	92	4,578	
2	0810	CONCRETE A	0	100	14	3	42.00	SF	6.50	6.50	100	2011	2011	3	92	251	

LAND DESCRIPTION

TOTAL OB/XF 4,829

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 07/20/2021 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS