LOT 143
TIMBER CREEK PLANTATION #3
PB 7/302

YOO MI YOUNG & HWANG JACKIE
78020 DUCKWOOD TRAIL
YULEE, FL 32097

**2024**

**11-2N-26-2052-0143-0000**

## BUILDING CHARACTERISTICS

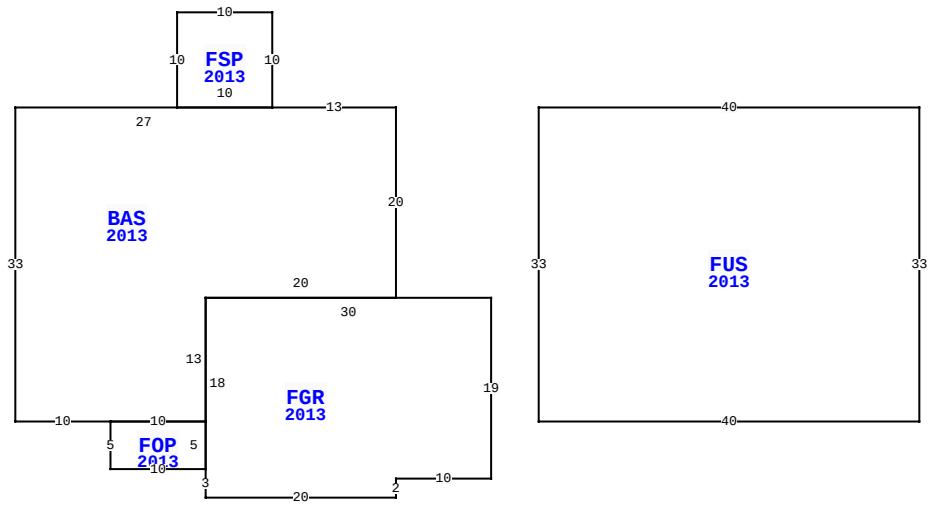
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 08 | SHT VINYL 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 | 1,060 | 100 | 1,060 | 101,304 |
| FGR | 610 | 55 | 336 | 32,111 |
| FOP | 50 | 30 | 15 | 1,433 |
| FSP | 100 | 40 | 40 | 3,823 |
| FUS | 1,320 | 100 | 1,320 | 126,152 |
| TOTALS | 3,140 | | 2,771 | 264,822 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,771 | 105.5040 | 100.23 | 277,737 | 2013 | 2013 | 0 | 0 | 0 | 4.65 | 95.35 |

1 SINGLE FAM – 100% - 2024 Heated Area: 2380 HX Base Yr 2024




78020 DUCKWOOD TRL, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | 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 | | 264,822 |
| TOTAL MARKET OB/XF VALUE | | 3,519 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 323,341 |
| SOH/AGL Deduction | | 129,563 |
| ASSESSED VALUE | | 193,778 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 143,778 |
| TOTAL JUST VALUE | | 323,341 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 311,462 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1226539 | CO ISSUED | 0 | 02/21/2013 |
| B1326910 | ADDITION | 1,200 | 02/01/2013 |
| E25666 | NEW CONSTR | 0 | 12/01/2012 |
| M17788 | H/AC | 0 | 12/01/2012 |
| P1216200 | NEW CONSTR | 0 | 11/01/2012 |
| B1226539 | NEW CONSTR | 272,902 | 10/01/2012 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2621/1642 | 2/23/2023 | WD | Q | I | 01 | 403,000 |
| GRANTOR: OPENDOOR PROPERTY TRU | | | | | | |
| GRANTEE: YOO MI YOUNG & JACK | | | | | | |
| 2582/0760 | 7/29/2022 | WD | U | I | 37 | 389,500 |
| GRANTOR: MOORE CHRISTOPHER L & | | | | | | |
| GRANTEE: OPENDOOR PROPERTY T | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2013] W13 FSP=[YR=2013] N10 W10 S10 E10$ W27 S33 E10 FOP=[YR=2013] S5 E10 FGR=[YR=2013] S3 E20 N2 E10 N19 W30 S18$ N5 W10$ E10 N13 E20 N20$ PTR=E15 FUS=[YR=2013] E40 S33 W40 N33$ 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 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 576.00 | SF | 6.50 | 6.50 | 100 | 2013 | 2013 | 3 | 94 | 3,519 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,519

| 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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS