

LOT 94
TIMBER CREEK PLANTATION #3
PB 7/302

WAGNER JOY E & KERRY D
78269 DUCKWOOD TRAIL
YULEE, FL 32097

2025

11-2N-26-2052-0094-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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 Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	05
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NEIGHBORHOOD/LOC	5005.00
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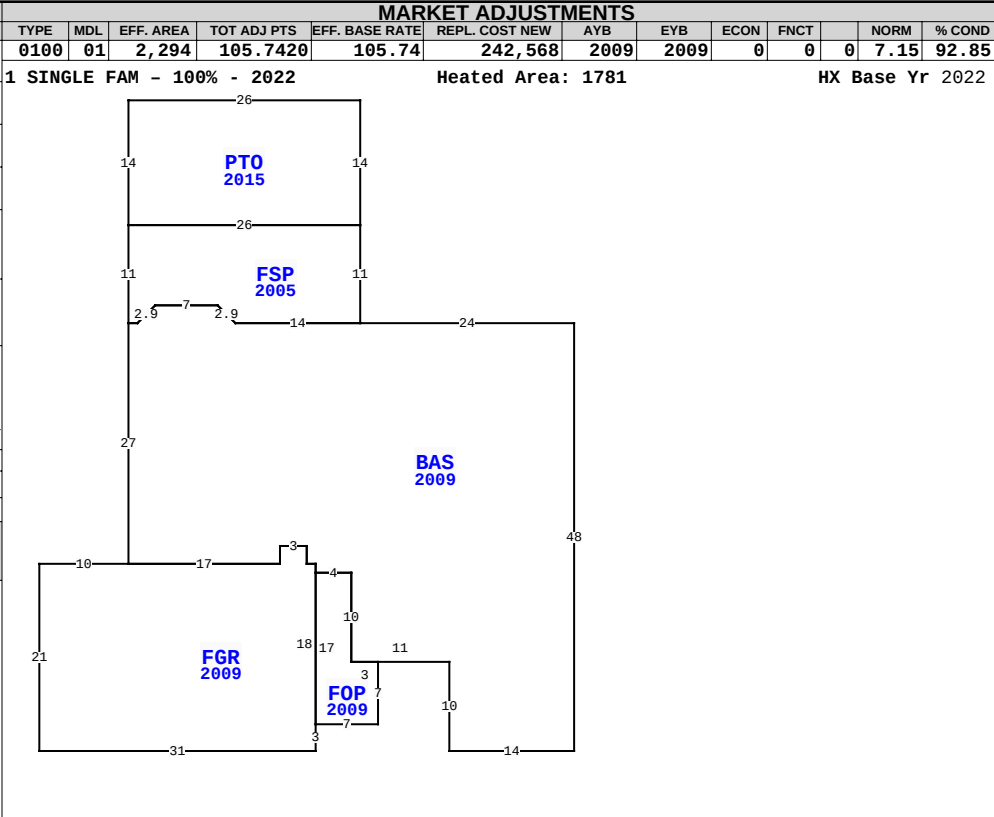
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,781	100	2009	1,781	174,858
FGR	657	55	2009	361	35,443
FOP	89	30	2009	27	2,651
FSP	268	40	2005	107	10,505
PTO	364	5	2015	18	1,767

TOTALS	3,159			2,294	225,224
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	878.00	SF	5.20
2	0810	CONCRETE A	0	100	11	3	33.00	SF	6.50
3	0462	ST/AL FNC	0	100	0	0	508.00	SF	10.00
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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BLD DATE	01/12/2010	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF															8,639
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
1	0811	CONCRETE B	0	100	0	0	878.00	SF	5.20	5.20	100	2009	2009	3	89
2	0810	CONCRETE A	0	100	11	3	33.00	SF	6.50	6.50	100	2009	2009	3	89
3	0462	ST/AL FNC	0	100	0	0	508.00	SF	10.00	10.00	100	2017	2017	3	81
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	90

TOTAL OB/XF															8,639
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
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	1.00	1.00	1.00	1.00	3	89

REVIEW DATE	05/12/2019	BY	KBA
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Total Acres:	0.00	Total Land Value:	55,000	Market:	0	Agricultural:	0	Common:	55,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
VALUATION SUMMARY										STANDARD	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										225,224	
TOTAL MARKET OB/XF VALUE										8,639	
TOTAL LAND VALUE - MARKET										55,000	
TOTAL MARKET VALUE										288,863	
SOH/AGL Deduction										42,251	
ASSESSED VALUE										246,612	
TOTAL EXEMPTION VALUE										55,722	
BASE TAXABLE VALUE										190,890	
TOTAL JUST VALUE										288,863	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										278,953	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E22013	ELEC OTHER	1,500	08/01/2009
M14781	MECH OTHER	0	08/01/2009
P13870	OTHER	0	08/01/2009
B22715	NEW CONSTR	181,764	07/01/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2455/0854	4/20/2021	QC	U	I	11	100	
GRANTOR: SLOAN JOY N/K/A WAGNE							
GRANTEE: WAGNER JOY E & KERR							
2387/1999	8/26/2020	WD	Q	I	01	248,000	
GRANTOR: SHEPARD KIMBERLY H &							
GRANTEE: SLOAN JOY							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2009] W24 FSP=[YR=2005] N11 PTO=[YR=2015] N14 W26 S14 E26\$ W26 S11 E1 U2 R2 E7 D2 R2 E14\$ W14 U2 L2 W7 D2 L2 W1 S27 FGR=[YR=2009] W10 S21 E31 N3 FOP=[YR=2009] E7 N7 W3 N10 W4 S17\$ N18 W1 N2 W3 S2 W17\$ E17 N2 E3 S2 E1 S1 E4 S10 E11 S10 E14 N48\$.									