LOT 95
TIMBER CREEK PLANTATION #3
PB 7/302

SPATES CORP LLC
76469 DEERWOOD DRIVE
YULEE, FL 32097

2025

11-2N-26-2052-0095-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

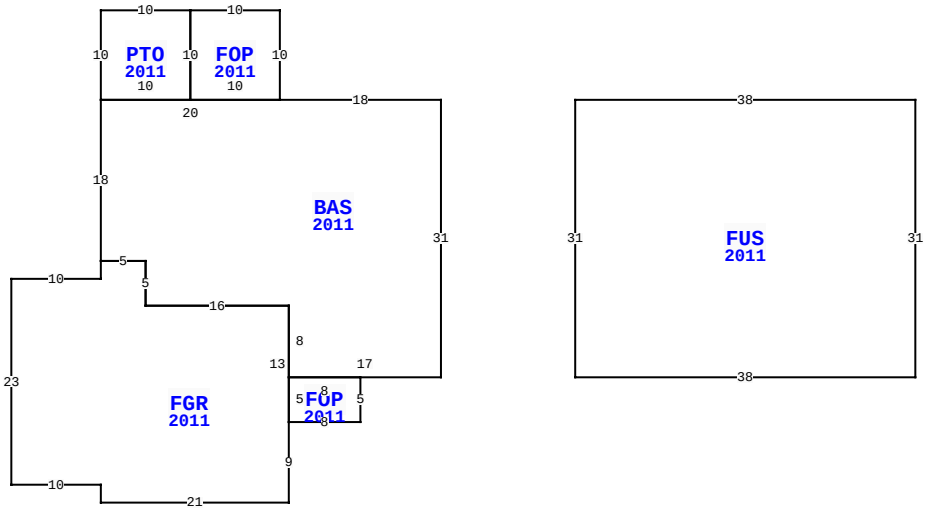
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 40
Interior Floo	14	CARPET 40
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	985	100	2011	985	101,326
FGR	717	55	2011	394	40,530
FOP	40	30	2011	12	1,234
FOP	100	30	2011	30	3,086
FUS	1,178	100	2011	1,178	121,180
PTO	100	5	2011	5	514
TOTALS	3,120			2,604	267,870

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,604	110.0160	110.02	286,492	2011	2011	0	0	0	6.50	93.50

1 SINGLE FAM – 0% - 2024 Heated Area: 2163 HX Base Yr



78255 DUCKWOOD TRL, YULEE

BLD DATE	11/28/2011 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	267,870
TOTAL MARKET OB/XF VALUE	10,689
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	333,559
SOH/AGL Deduction	0
ASSESSED VALUE	333,559
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	333,559
TOTAL JUST VALUE	333,559
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	321,948

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E23841	NEW CONSTR	0	09/01/2011
B25058	NEW CONSTR	245,158	08/01/2011
P14934	NEW CONSTR	0	08/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2666/1024	9/13/2023	QC	U	I	11	100
GRANTOR: SPATES JAMES LIONEL						
GRANTEE: SPATES CORP LLC						
2664/1126	8/18/2023	WD	Q	I	01	340,000
GRANTOR: GAFFNEY MARK A & KATH						
GRANTEE: SPATES JAMES LIONEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W18 FOP=[YR=2011] N10 W10 PTO=[YR=2011] W10 S10 E10 N10$ S10 E10$ W20 S18 FGR=[YR=2011] S2 W10 S23 E10 S2 E21 N9 FOP=[YR=2011] E8 N5 W8 S5$ N13 W16 N5 W5$ E5 S5 E16 S8 E17 N31$ PTR=E15 FUS=[YR=2011] E38 S31 W38 N31$ 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	0812	CONCRETE C	0	0	0	0	1,023.00	SF	4.00	4.00	100	2011	2011	3	91	3,724	
2	0810	CONCRETE A	0	0	18	3	54.00	SF	6.50	6.50	100	2011	2011	3	91	319	
3	0462	ST/AL FNC	0	0	0	0	936.00	SF	10.00	10.00	100	2014	2014	3	71	6,646	

LAND DESCRIPTION

TOTAL OB/XF 10,689

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	000134	C	RES POND	0	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 05/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS