

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	50
Interior Floo	14	CARPET	50
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
BAS	962	100	2011
FGR	635	55	2011
FOP	40	30	2011
FUS	1,178	100	2011
PTO	200	5	2011
TOTALS	3,015		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,511	110.8800	110.88	278,420	2011	2011	0	0	6.50	93.50
1 SINGLE FAM - 0% - 0 Heated Area: 2140 HX Base Yr											

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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			260,323
TOTAL MARKET OB/XF VALUE			4,061
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			319,384
SOH/AGL Deduction			0
ASSESSED VALUE			319,384
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			319,384
TOTAL JUST VALUE			319,384
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			307,744

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25062	CO ISSUED	0	11/21/2011
E23843	NEW CONSTR	0	09/01/2011
B25062	NEW CONSTR	244,729	08/01/2011
P14936	NEW CONSTR	0	08/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1765/1767	11/11/2011	WD Q	I	02		183,500
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: HARRIS ALAN R & TRA						
1731/1512	3/31/2011	WD U	I	30		1,920,000
GRANTOR: TIMBER CREEK II LLC						
GRANTEE: KB HOME JACKSONVILL						

EXTRA FEATURES																	
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	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	16	3	48.00	SF	6.50	6.50	100	2011	2011	3	91	284	
3	0810	CONCRETE A	0	0	3	3	9.00	SF	6.50	6.50	100	2011	2011	3	91	53	

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

BUILDING NOTES	
78225 DUCKWOOD TRL, YULEE	

BUILDING DIMENSIONS	
BAS2011=W17 PTO2011=N10 W20	
S10 E20\$ W20 S18 FGR2011=S2	
W10 S21 E10 S2 E20 N7 FOP2011=	
E8 N5 W8 S5\$ N13 W15 N5 W5\$ E5	
S5 E15 S8 E17 N31\$PTR=E15	
FUS2011=E38 S31 W38 N31\$ W15\$.	
WFUS2011=1178\$.	

LAND DESCRIPTION		TOTAL OB/XF															4,061							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							