LOT 100
IN OR 1848/1006
TIMBER CREEK PLANTATION #3

OBLEN RONALD
78179 DUCKWOOD TRL
YULEE, FL 32097

2025

11-2N-26-2052-0100-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

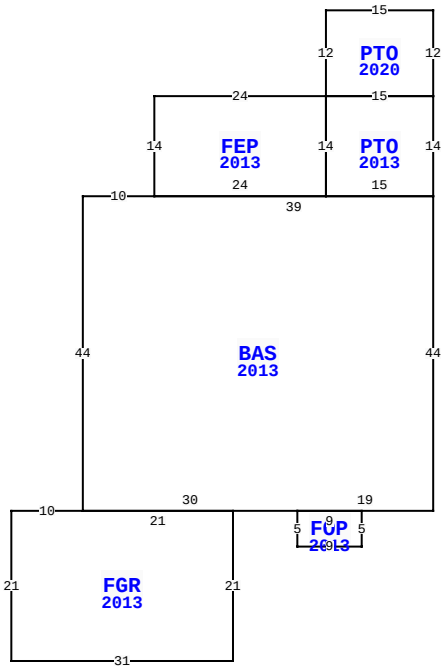
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
NEIGHBORHOOD/LOC	5005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,156	100	2013	2,156	205,464
FEP	336	80	2013	269	25,635
FGR	651	55	2013	358	34,117
FOP	45	30	2013	14	1,334
PTO	210	5	2013	10	953
PTO	180	5	2020	9	858
TOTALS	3,578			2,816	268,361

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,816	100.4160	100.42	282,783	2013	2013	0	0	0	5.10	94.90

1 SINGLE FAM – 100% - 2017 Heated Area: 2156 HX Base Yr 2017



78179 DUCKWOOD TRL, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		268,361
TOTAL MARKET OB/XF VALUE		9,538
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		332,899
SOH/AGL Deduction		114,266
ASSESSED VALUE		218,633
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		112,911
TOTAL JUST VALUE		332,899
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005363	ADDITION	9,504	07/01/2019
B1327903	ADDITION	23,803	10/01/2013
B1226709	CO ISSUED	0	03/22/2013
E1325814	NEW CONSTR	0	01/01/2013
M1317898	H/AC	0	01/01/2013
B1226709	NEW CONSTR	260,599	12/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1848/1006	3/20/2013	WD	Q	I	02	187,500
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: OBLEN RONALD & JANI						
1731/1512	3/31/2011	WD	U	I	30	1,920,000
GRANTOR: TIMBER CREEK II LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2020] N12 W15 S12 E15$ PTO=[YR=2013] W15 FEP=[YR=2013] W24 S14 BAS=[YR=2013] W10 S44 FGR=[YR=2013] W10 S21 E31 N21 W21$ E30 FOP=[YR=2013] S5 E9 N5 W9$ E19 N44 W39$ E24 N14$ S14 E15 N14$.

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	1,012.00	SF	5.20	5.20	100	2013	2013	3	93	4,894	
2	0910	SCRN RM L	0	100	24	15	360.00	SF	15.00	15.00	3	2020	2020	3	86	4,644	

LAND DESCRIPTION

TOTAL OB/XF 9,538

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 08/18/2020 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS