

LOT 101
IN OR 1852/1
TIMBER CREEK PLANTATION #3

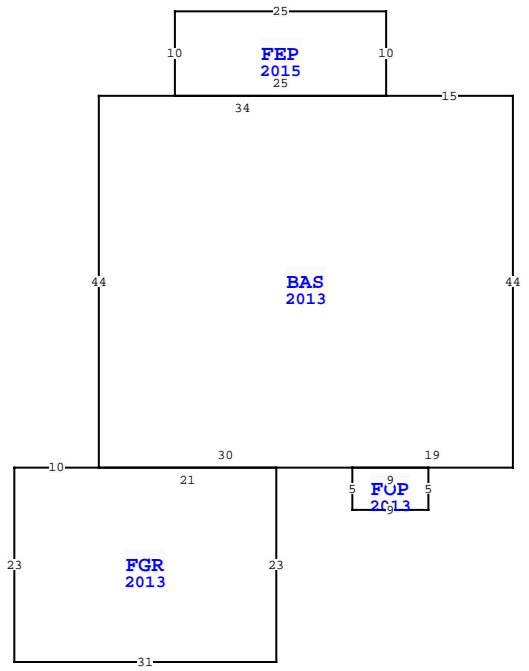
MALONEY PAUL D
78165 DUCKWOOD TRAIL
YULEE, FL 32097

2025

11-2N-26-2052-0101-0000

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	05 AVERAGE 80				
Exterior Wall	16 WD FR STUC 20				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 70				
Interior Floor	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	250	80	2015	200	19,060
FGR	713	55	2013	392	37,357
FOP	45	30	2013	14	1,334
TOTALS	3,164			2,762	263,215

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,762	100.4160	100.42	277,360	2013	2013	0	0	5.10	94.90
1 SINGLE FAM - 100% - 2016 Heated Area: 2156 HX Base Yr 2016											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	263,215		
TOTAL MARKET OB/XF VALUE	6,498		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	324,713		
SOH/AGL Deduction	117,782		
ASSESSED VALUE	206,931		
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE	156,209		
TOTAL JUST VALUE	324,713		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	312,942		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530633	ADDITION	10,000	06/01/2015
B1326756	CO ISSUED	0	04/09/2013
B1326756	NEW CONSTR	263,068	01/01/2013
B1326756	NEW CONSTR	263,068	01/01/2013
P1316301	NEW CONSTR	0	01/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1852/0001	4/15/2013	WD Q	Q	I	01	182,200
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: MALONEY PAUL D						
1731/1512	3/31/2011	WD U	U	I	30	1,920,000
GRANTOR: TIMBER CREEK II LLC						
GRANTEE: KB HOME JACKSONVILLE						

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	0810	CONCRETE A	0	100	0	1,075.00	SF	6.50	6.50	100	2013	2013	3	93	6,498	

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

BUILDING NOTES									
78165 DUCKWOOD TRL, YULEE									

BUILDING DIMENSIONS									
BAS=[YR=2013] W15 FEP=[YR=2015] N10 W25 S10 E25\$ W34 S44									
FGR=[YR=2013] W10 S23E31 N23 W21\$E30 FOP=[YR=2013] S5 E9 N5 W9\$ E19 N44\$.									

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