LOT 109
IN OR 2074/586
TIMBER CREEK PLANTATION #3

CAMPBELL JOHN A & FAYDEL L
78041 DUCKWOOD TRAIL
YULEE, FL 32097

2025

11-2N-26-2052-0109-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

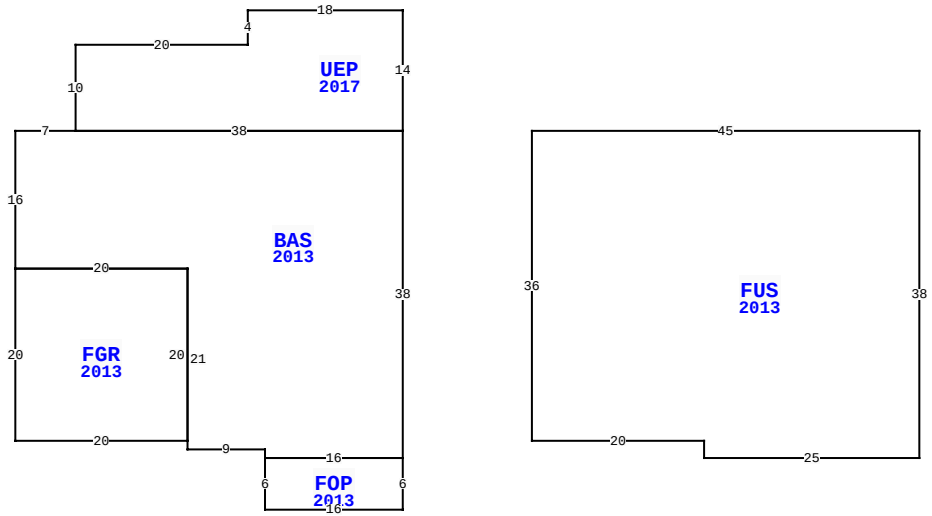
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,261	100	2013	1,261	116,258
FGR	400	55	2013	220	20,283
FOP	96	30	2013	29	2,673
FUS	1,670	100	2013	1,670	153,967
UEP	452	60	2017	271	24,985
TOTALS	3,879			3,451	318,166

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,451	97.1520	97.15	335,265	2013	2013	0	0	0	5.10	94.90

1 SINGLE FAM – 100% - 2020 Heated Area: 2931 HX Base Yr 2020



78041 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		318,166
TOTAL MARKET OB/XF VALUE		4,800
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		377,966
SOH/AGL Deduction		99,025
ASSESSED VALUE		278,941
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		223,219
TOTAL JUST VALUE		377,966
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,693

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1703578	ADDITION	9,989	06/01/2017
B1327087	CO ISSUED	0	07/26/2013
M1318373	H/AC	0	06/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2074/0586	9/23/2016	WD	Q	I	01	246,500
GRANTOR: HARGIS JAMES AARON &						
GRANTEE: CAMPBELL JOHN A & F						
1872/0182	7/31/2013	SW	Q	I	02	218,800
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: HARGIS JAMES AARON						

BUILDING NOTES

BUILDING DIMENSIONS

UEP=[YR=2017] N14 W18 S4 W20 S10 BAS=[YR=2013] W7 S16 FGR=[YR=2013] S20 E20 N20 W20$ E20 S21 E9 S1 FOP=[YR=2013] S6 E16 N6 W16$ E16 N38 W38$ E38$PTR=E15 FUS=[YR=2013] E45 S38 W25 N2 W20 N36$ 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	0810	CONCRETE A	0	100	0	0	794.00	SF	6.50	6.50	100	2013	2013	3	93	4,800	

LAND DESCRIPTION

TOTAL OB/XF 4,800

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	000100	C	RES	100	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS