LOT 111
IN OR 1777/1642
TIMBER CREEK PLANTATION #3

STRONG ZACHARY MICHAEL & CLAIRE LYNN
78017 DUCKWOOD TRAIL
YULEE, FL 32097

2025

11-2N-26-2052-0111-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

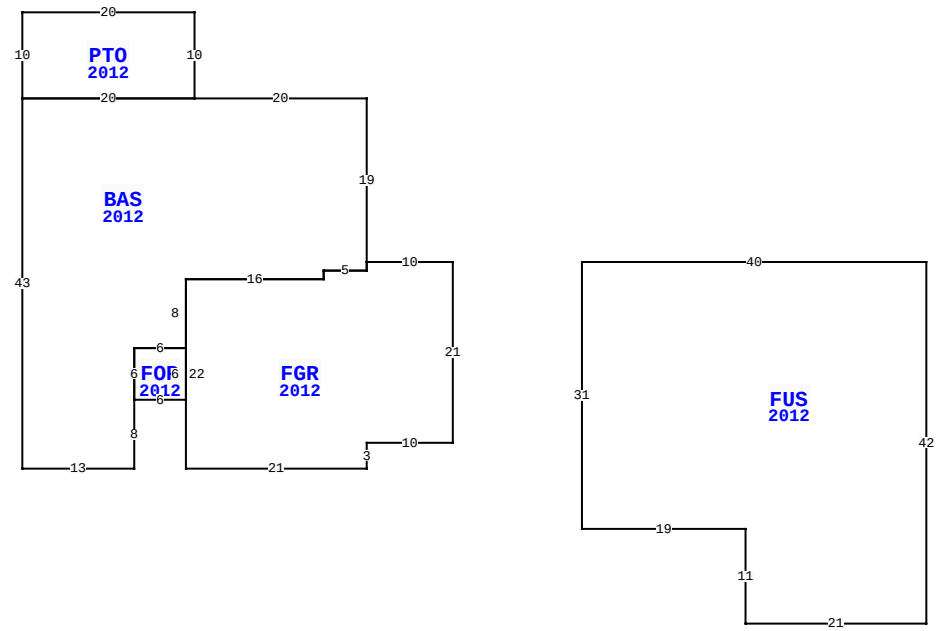
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	1,169	100	2012	1,169	113,042
FGR	677	55	2012	372	35,972
FOP	36	30	2012	11	1,063
FUS	1,471	100	2012	1,471	142,245
PTO	200	5	2012	10	967
TOTALS	3,553			3,033	293,289

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,033	102.4880	102.49	310,852	2012	2012	0	0	0	5.65	94.35

1 SINGLE FAM – 100% - 2022 Heated Area: 2640 HX Base Yr 2022



78017 DUCKWOOD TRL, YULEE

BLD DATE	08/03/2012 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		293,289
TOTAL MARKET OB/XF VALUE		4,217
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		352,506
SOH/AGL Deduction		51,409
ASSESSED VALUE		301,097
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		250,375
TOTAL JUST VALUE		352,506
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C25263	CO ISSUED	0	01/18/2012
E24004	NEW CONSTR	0	11/01/2011
M16679	H/AC	0	11/01/2011
P15098	NEW CONSTR	0	10/01/2011
B25263	NEW CONSTR	300,619	10/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2425/0877	1/13/2021	WD	Q	I	01	308,000
GRANTOR: KLODA DAVID & CLAUDIA						
GRANTEE: STRONG ZACHARY MICH						
1777/1642	1/30/2012	WD	Q	I	01	185,900
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: KLODA DAVID & AUREL						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2012] W10 BAS=[YR=2012] N19 W20 PTO=[YR=2012] N10 W20 S10 E20$ W20 S43 E13 N8 FOP=[YR=2012] E6 N6 W6 S6$ N6 E6 N8 E16 N1 E5 N1$ S1 W5 S1 W16 S22 E21 N3 E10 N21$ PTR=E15 FUS=[YR=2012] E40 S42 W21 N11 W19 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	100	0	0	1,063.00	SF	4.00	4.00	100	2012	2012	3	92	3,912	
2	0810	CONCRETE A	0	100	17	3	51.00	SF	6.50	6.50	100	2012	2012	3	92	305	

LAND DESCRIPTION

TOTAL OB/XF 4,217

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