LOT 125
TIMBER CREEK PLANTATION #3
PB 7/302

CRAMER JORDAN J & KELSEY
78396 DUCKWOOD TRL
YULEE, FL 32097

2025

11-2N-26-2052-0125-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

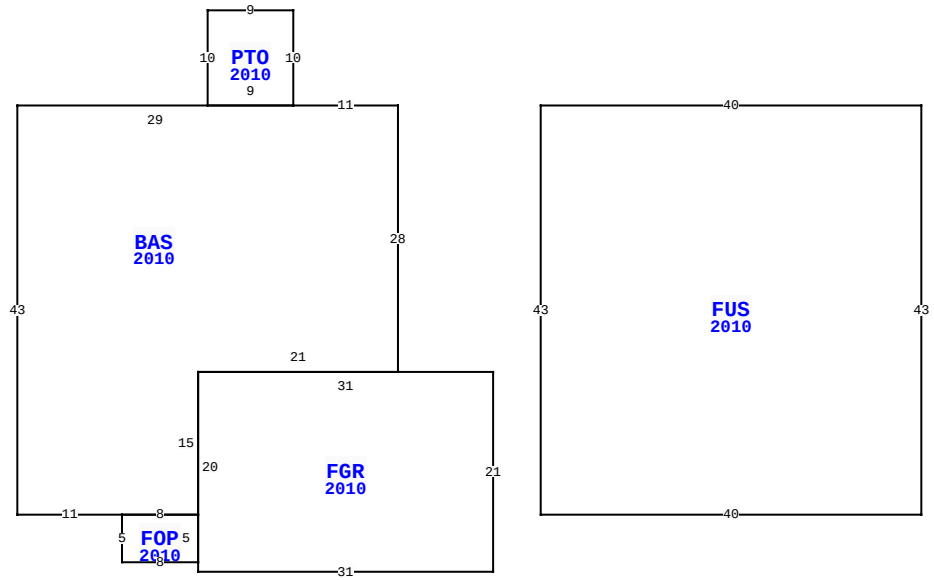
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	1,405	100	2010	1,405	125,073
FGR	651	55	2010	358	31,869
FOP	40	30	2010	12	1,068
FUS	1,720	100	2010	1,720	153,113
PTO	90	5	2010	4	356
TOTALS	3,906			3,499	311,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,499	95.3120	95.31	333,490	2010	2010	0	0	0	6.60	93.40

1 SINGLE FAM – 100% - 2020 Heated Area: 3125 HX Base Yr 2020



78396 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		311,480
TOTAL MARKET OB/XF VALUE		5,692
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		372,172
SOH/AGL Deduction		97,737
ASSESSED VALUE		274,435
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		223,713
TOTAL JUST VALUE		372,172
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23480	CO ISSUED	0	06/24/2010
M15334	H/AC	0	05/01/2010
P14238	OTHER	0	04/01/2010
B23480	NEW CONSTR	377,401	04/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2302/0751	8/30/2019	WD	Q	I	01	263,000
GRANTOR: DENNIS TODD W & MICHE						
GRANTEE: CRAMER JORDAN J & K						
1687/0768	6/29/2010	WD	Q	I	01	234,900
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: DENNIS TODD W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W11 PTO=[YR=2010] N10 W9 S10 E9$W29 S43 E11
FOP=[YR=2010] S5 E8 FGR=[YR=2010] S1 E31 N21 W31 S20$ N5 W8$
E8 N15 E21 N28$ PTR=E15 FUS=[YR=2010] S43 E40 N43 W40$ 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	973.00	SF	6.50	6.50	100	2010	2010	3	90	5,692	

LAND DESCRIPTION

TOTAL OB/XF 5,692

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		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