

MARCZAK BRIAN
78382 DUCKWOOD TRAIL
YULEE, FL 32097

11-2N-26-2052-0126-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

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 Floor

08
SHT VINYL 30

Air Condition

03
CENTRAL 100

Heating Type

04
AIR DUCTED 100

Bedrooms

5
5 100

Bathrooms

3.5
3.5 100

Frame Stories

02
WOOD FRAME 100

Units

2.
2. 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

1,645

100

2010

1,645

146,022

FGR

755

55

2010

415

36,839

FOP

110

30

2010

33

2,929

FUS

1,792

100

2010

1,792

159,071

UOP

560

20

2023

112

9,941

TOTALS

4,862

3,997

354,803

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTSTOT ADJ PNTS

REPL. COST NEWAYB

EYBECONFNCT

NORM% COND

010001

3,997

95.0400

95.04

379,875

2010

2010

0

0

6.60

93.40

1 SINGLE FAM - 100% - 2020

Heated Area: 3437

HX Base Yr

Diagram showing building footprint and lot dimensions.

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

PAGE 1 of 1

4

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

354,803

TOTAL MARKET OB/XF VALUE

78,136

TOTAL LAND VALUE - MARKET

55,000

TOTAL MARKET VALUE

487,939

SOH/AGL Deduction

104,426

ASSESSED VALUE

383,513

TOTAL EXEMPTION VALUE

13

383,513

BASE TAXABLE VALUE

0

TOTAL JUST VALUE

487,939

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

478,504

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B2209190

XFOB

32,000

12/01/2022

22000296

FIBERGLASS POOL

80,000

01/06/2022

21002273

REPAIR/RRF

18,930

02/25/2021

C23394

CO ISSUED

0

06/09/2010

M15198

MECH OTHER

0

04/01/2010

E22557

ELEC OTHER

0

04/01/2010

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1986/0160

6/11/2015

WD

U

I

38

199,000

GRANTOR: LEDUC MARC T & AMY L

GRANTEE: MARCZAK BRIAN

1685/0828

6/22/2010

WD

Q

I

01

263,600

GRANTOR: KB HOME JACKSONVILLE

GRANTEE: LEDUC MARC T & AMY

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2010;ORIG=10,0] S39 E48 N34 W16 N5 W32 \$

BAS=[YR=2010;ORIG=0,0] W16 N5 W32 S32 E21 S7 E27 N34 \$

FGR=[YR=2010;ORIG=-48,27] W10 S23 E10 S2 E21 N13 N12 W21 \$

FOP=[YR=2010;ORIG=-27,39] E8 S2 E10 N7 W18 S5 \$

PTR=[ORIG=0,0] E10 W10 \$

UOP=[YR=2023;ORIG=0,0] N15 W48 S10 E32 S5 E16 \$

LAND DESCRIPTION

TOTAL OB/XF

78,136

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

07/19/2023

BY

KW

Total Acres: 0.00

Total Land Value: 55,000

Market: 0

Agricultural: 0

Common: 55,000

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