LOT 127
TIMBER CREEK PLANTATION #3
PB 7/302

CRUZ ALEXIS J
78372 DUCKWOOD TRAIL
YULEE, FL 32097

2025

11-2N-26-2052-0127-0000

BUILDING CHARACTERISTICS

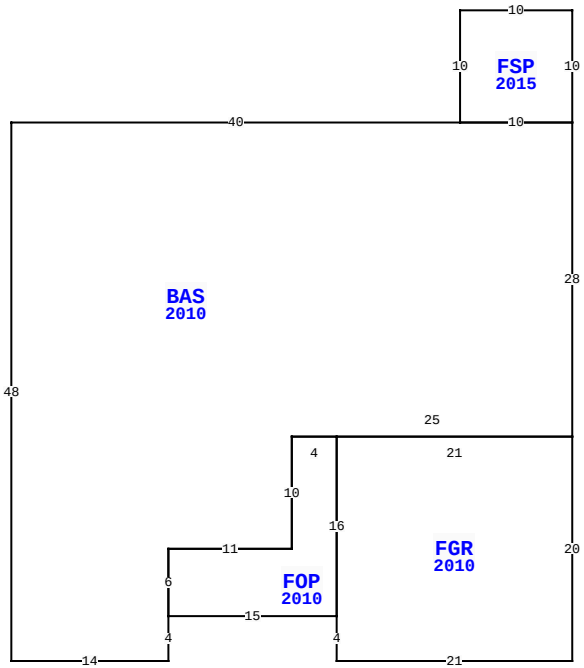
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,790	100	2010	1,790	182,684
FGR	420	55	2010	231	23,575
FOP	130	30	2010	39	3,981
FSP	100	40	2015	40	4,083
TOTALS	2,440			2,100	214,322

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,100	109.2700	109.27	229,467	2010	2010	0	0	0	6.60	93.40

1 SINGLE FAM – 0% - 0 Heated Area: 1790 HX Base Yr



78372 DUCKWOOD TRL, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	214,322
TOTAL MARKET OB/XF VALUE	3,715
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	273,037
SOH/AGL Deduction	1,102
ASSESSED VALUE	271,935
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	271,935
TOTAL JUST VALUE	273,037
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	263,459

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013130	REPAIR/RRF	20,000	09/28/2021
C23311	CO ISSUED	0	05/06/2010
B23311	NEW CONSTR	241,933	02/01/2010
E22447	ELEC OTHER	0	02/01/2010
M15088	MECH OTHER	0	02/01/2010
P14158	OTHER	0	02/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2468/0883	4/28/2021	QC	U	I	11	100
GRANTOR: CRUZ ALEXIS J & NATHA						
GRANTEE: CRUZ ALEXIS J						
1680/0624	5/27/2010	WD	Q	I	01	169,200
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: CRUZ ALEXIS J & NAT						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2015] W10 S10 BAS=[YR=2010] W40 S48 E14 N4FOP=[YR=2010] E15 FGR=[YR=2010] S4 E21 N20W21 S16$ N16 W4 S10 W11 S6$ N6E11 N10 E25 N28 W10$ E10 N10$.

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	0	0	0	635.00	SF	6.50	6.50	100	2010	2010	3	90	3,715	

LAND DESCRIPTION

TOTAL OB/XF 3,715

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 02/01/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS