

LOT 130
IN OR 1649/212
TIMBER CREEK PLANTATION #3

HUGULEY KEVIN A & LATOYA R
78284 DUCKWOOD TRAIL
YULEE, FL 32097

2025

11-2N-26-2052-0130-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
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
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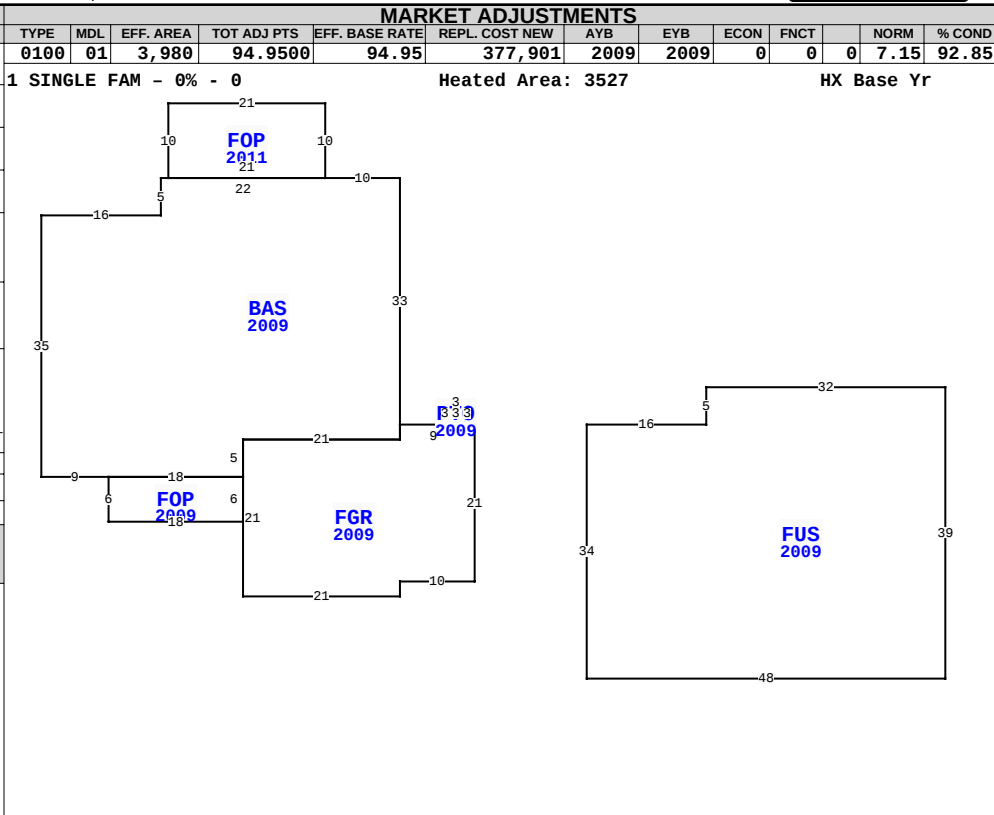
NEIGHBORHOOD/LOC	5005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,735	100	2009	1,735	152,959
FGR	651	55	2009	358	31,562
FOP	108	30	2009	32	2,821
FOP	210	30	2011	63	5,554
FUS	1,792	100	2009	1,792	157,984
PTO	9	5	2009	0	0

TOTALS	4,505			3,980	350,881
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	896.00	SF	5.20
2	0810	CONCRETE A	0	0	28	3	84.00	SF	6.50
3	0810	CONCRETE A	0	0	21	15	315.00	SF	6.50
4	0911	SCRN RM A	0	0	21	15	315.00	SF	17.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	0	0003	PUD	0.00	0.00	1.00



BLD DATE	01/12/2010	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF									
8,977									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					350,881				
TOTAL MARKET OB/XF VALUE					8,977				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					414,858				
SOH/AGL Deduction					0				
ASSESSED VALUE					414,858				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					414,858				
TOTAL JUST VALUE					414,858				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					399,447				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24826	ADDITION	9,765	06/01/2011
E22079	ELEC OTHER	0	09/01/2009
M14779	MECH OTHER	0	08/01/2009
P13871	OTHER	0	08/01/2009
B22713	NEW CONSTR	289,080	07/01/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1649/0212	11/09/2009	WD	Q	I	01	251,100	
GRANTOR: KB HOME JACKSONVILLE							
GRANTEE: HUGULEY KEVIN A & L							
1630/1169	7/16/2009	WD	U	V	30	215,000	
GRANTOR: TIMBER CREEK LLC							
GRANTEE: KB HOME JACKSONVILL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2009] W1 PTO=[YR=2009] N3 W3 S3 E3\$ W9									
BAS=[YR=2009] N33 W10 FOP=[YR=2011] N10 W21 S10 E21\$ W22 S5									
W16 S35 E9 FOP=[YR=2009] S6 E18 N6 W18\$ E18 N5 E21 N2\$ S2									
W21 S21 E21N2 E10 N21\$ PTR=E15 FUS=[YR=2009] E16 N5 E32 S39									
W48 N34\$ W15\$.									