LOT 131
IN OR 1700/404
TIMBER CREEK PLANTATION #3

CLARKE LARRY & JERIS
78268 DUCKWOOD TRAIL
YULEE, FL 32097

2025

11-2N-26-2052-0131-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

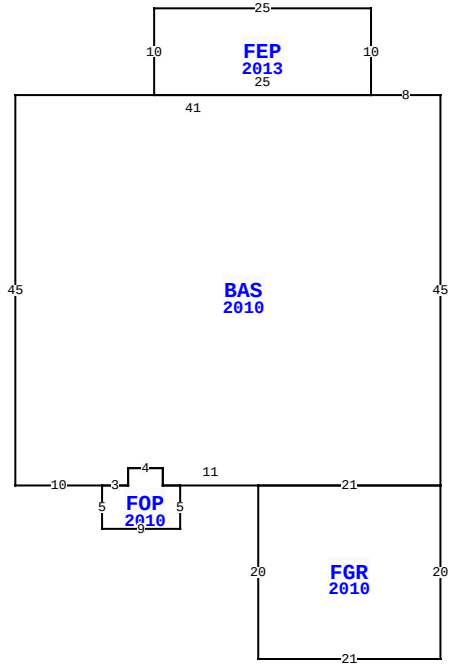
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,197	100	2010	2,197	226,541
FEP	250	80	2013	200	20,623
FGR	420	55	2010	231	23,819
FOP	53	30	2010	16	1,649
TOTALS	2,920			2,644	272,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,644	110.4000	110.40	291,898	2010	2010	0	0	0	6.60	93.40

1 SINGLE FAM – 100% - 2012 Heated Area: 2197 HX Base Yr 2012



78268 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		272,633
TOTAL MARKET OB/XF VALUE		3,379
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		331,012
SOH/AGL Deduction		150,088
ASSESSED VALUE		180,924
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		130,202
TOTAL JUST VALUE		331,012
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,804

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327854	ADDITION	3,365	10/01/2013
C23720	CO ISSUED	0	09/01/2010
E22780	NEW CONSTR	0	07/01/2010
M15492	H/AC	0	07/01/2010
P14437	NEW CONSTR	0	06/01/2010
B23720	NEW CONSTR	233,598	06/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1700/0404	9/16/2010	WD	Q	I	01	185,500
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: CLARKE LARRY & JERI						
1678/0215	5/20/2010	WD	Q	V	05	95,000
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W8 FEP=[YR=2013] N10 W25 S10 E25$ W41 S45 E10
FOP=[YR=2010] S5 E9 N5 W2 N2 W4 S2 W3$ E3 N2 E4 S2 E11
FGR=[YR=2010] S20 E21 N20 W21$ E21 N45$.

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	0811	CONCRETE B	0	100	0	0	698.00	SF	5.20	5.20	100	2010	2010	3	90	3,267	
2	0851	PATIO STON	0	100	0	0	160.00	SF	0.75	0.75	100	2013	2013	3	93	112	

LAND DESCRIPTION

TOTAL OB/XF 3,379

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