

LOT 133
IN OR 2201/908
TIMBER CREEK PLANTATION #3

PULLIAM CHRISTOPHER M & ANNA S
78228 DUCKWOOD TRAIL
YULEE, FL 32097

2025

11-2N-26-2052-0133-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	6	100
Bathrooms	3	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	1,185	100	2011	1,185	117,051
FGR	661	55	2011	364	35,955
FOP	54	30	2011	16	1,580
FOP	200	30	2011	60	5,927
FUS	1,511	100	2011	1,511	149,252
TOTALS	3,611			3,136	309,765

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,005.00	SF	4.00
2	0810	CONCRETE A	0	100	14	3	42.00	SF	6.50
3	0910	SCRN RM L	0	100	9	10	90.00	SF	15.00
4	0855	CONC PAVER	0	100	11	10	110.00	SF	10.00
5	0810	CONCRETE A	0	100	9	10	90.00	SF	6.50
6	0866	POOL FIBER	0	100	30	14	420.00	SF	72.00
7	0855	CONC PAVER	0	100	0	0	370.00	SF	10.00
8	0910	SCRN RM L	0	100	0	0	790.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,136	105.2480	105.25	330,064	2011	2011	0	0	0	6.15	93.85
1 SINGLE FAM - 100% - 2019 Heated Area: 2696 HX Base Yr 2019												
78228 DUCKWOOD TRL, YULEE												

BLD DATE	08/08/2012	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF												
47,675												

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		309,765	
TOTAL MARKET OB/XF VALUE		47,675	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		412,440	
SOH/AGL Deduction		105,059	
ASSESSED VALUE		307,381	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		256,659	
TOTAL JUST VALUE		412,440	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		399,918	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002286	SWIM POOL	44,000	02/06/2021
20011306	ADDITION	14,982	11/17/2020
B25661	ADDITION	5,799	02/01/2012
C24243	CO ISSUED	0	03/16/2011
E23204	NEW CONSTR	0	01/01/2011
M15898	H/AC	0	01/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2201/0908	6/01/2018	WD	Q	I	01	286,900
GRANTOR: MATHIS JENNIFER L & C						
GRANTEE: PULLIAM CHRISTOPHER						
1731/0427	3/22/2011	WD	Q	I	02	196,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: MATHIS JENNIFER L &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2011] W20 S10 BAS=[YR=2011] W20 S19 FGR=[YR=2011] W10 S21 E10 S3 E21 N5 FOP=[YR=2011] E6 N9 W6 S9\$ N16 W16 N2 W5 N1\$ S1 E5 S2 E16 S7 E6 S14 E13 N43 W20\$ E20 N10\$ PTR=E15 FUS=[YR=2011] E40 S32 W19 S11 W21 N43\$ W15\$.									