

OGLESBY BRADLEY G & CARLA
78216 DUCKWOOD TRAIL
YULEE, FL 32097

11-2N-26-2052-0134-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 70
16WD FR STUC 30
03GABLE/HIP 100
03COMP SHNGL 100
05DRYWALL 100
14CARPET 70
11CLAY TILE 30
03CENTRAL 100
04AIR DUCTED 100
6 100
3 100
02WOOD FRAME 100
2. 2. 100
0 100
00NONE 100

03Quality Level 03
0100SINGLE FAMILY
MAP NUMMKT AREA05
NEIGHBORHOOD/LOC5005.00
AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE
BAS1,18510020111,185114,393
FGR66155201136435,138
FOP54302011161,545
FOP200302011605,792
FUS1,51110020111,511145,863

TOTALS3,6113,136302,731

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEBYECONFNCTNORM% COND
0100013,136102.8560102.86322,56920112011006.1593.85
1 SINGLE FAM - 100% - 2020Heated Area: 2696HX Base Yr 2020

NASSAU COUNTY PROPERTY

VALUATION SUMMARY
VALUATION BYSTANDARD
Tax Group: 4Tax Dist:
BUILDING MARKET VALUE302,731
TOTAL MARKET OB/XF VALUE4,777
TOTAL LAND VALUE - MARKET55,000
TOTAL MARKET VALUE362,508
SOH/AGL Deduction95,202
ASSESSED VALUE267,306
TOTAL EXEMPTION VALUEHX HB50,722
BASE TAXABLE VALUE216,584
TOTAL JUST VALUE362,508
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE348,935

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES
10811CONCRETE B01000957.00SF5.205.20100201120113914,529
20810CONCRETE A010014342.00SF6.506.5010020112011391248

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV
1000100CRES1000003PUD0.000.001.00LT1.001.001.0055,000.0055,000.0055,000

78216 DUCKWOOD TRL, YULEE

BLD DATE08/02/2011KKLGL DATE
XF DATELAND DATE
INC DATEAG DATE

TOTAL OB/XF4,777

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE
2282/15776/17/2019WDQI01301,000
GRANTOR: INCE SEAN F & MEGAN M
GRANTEE: OGLESBY BRADLEY G &
2128/07606/21/2017WDQI02231,000
GRANTOR: WENGERT DONALD P & RO
GRANTEE: INCE SEAN F & MEGAN

BUILDING NOTES

BUILDING DIMENSIONS
FGR=[YR=2011] W10 BAS=[YR=2011] N19 W20 FOP=[YR=2011] N10 W20 S10 E20\$ W20 S43 E13 N5 FOP=[YR=2011] E6 N9 W6 S9 \$ N9 E6 N7 E16 N2 E5 N1\$ S1 W5 S2 W16 S21 E21 N3 E10 N21\$ PTR=E15
FUS=[YR=2011] E40 S43 W21 N11 W19 N32\$ W15\$.

REVIEW DATE07/20/2021BYKBA
Total Acres: 0.00
Total Land Value: 55,000
Market: 0
Agricultural: 0
Common: 55,000
PRINTED 07/30/2025 BY SYS