LOT 135
IN OR 2092/200
TIMBER CREEK PLANTATION #3

GREEN TIFFANY & ANDREW
78204 DUCKWOOD TRAIL
YULEE, FL 32097

2025

11-2N-26-2052-0135-0000

BUILDING CHARACTERISTICS

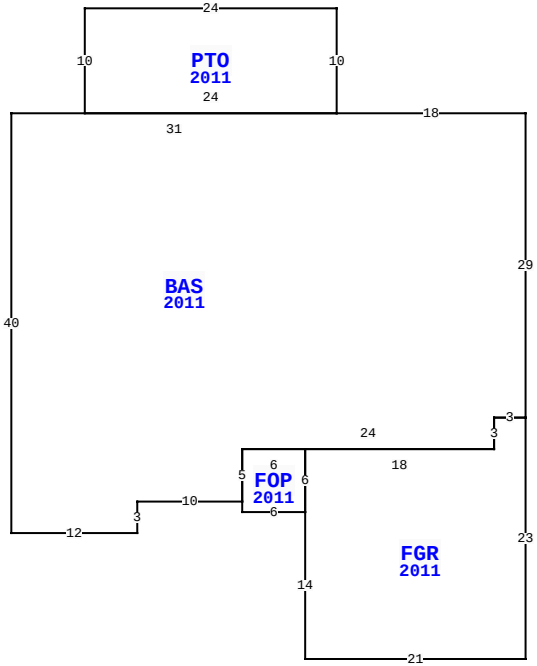
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,705	100	2011	1,705	167,631
FGR	429	55	2011	236	23,203
FOP	36	30	2011	11	1,081
PTO	240	5	2011	12	1,180
TOTALS	2,410			1,964	193,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,964	104.7620	104.76	205,749	2011	2011	0	0	0	6.15	93.85

1 SINGLE FAM – 100% - 2017 Heated Area: 1705 HX Base Yr 2017



BLD DATE	08/02/2011	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

78204 DUCKWOOD TRL, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		193,095
TOTAL MARKET OB/XF VALUE		3,171
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		251,266
SOH/AGL Deduction		89,110
ASSESSED VALUE		162,156
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		111,434
TOTAL JUST VALUE		251,266
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E24579	NEW CONSTR	0	01/01/2012
C24417	CO ISSUED	0	05/11/2011
B24417	NEW CONSTR	192,665	03/01/2011
M16004	H/AC	0	03/01/2011
P14673	NEW CONSTR	0	03/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2092/0200	12/27/2016	WD	Q	I	01	155,500
GRANTOR: CURTIS SANDRA F/K/A S						
GRANTEE: GREEN TIFFANY & AND						
1740/0578	5/12/2011	WD	Q	I	01	170,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: NAWALANY SANDRA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W18 PTO=[YR=2011] N10 W24 S10 E24$ W31 S40 E12 N3 E10 FOP=[YR=2011] S1 E6 FGR=[YR=2011] S14 E21 N23 W3 S3 W18 S6$ N6 W6 S5$ N5 E24 N3 E3 N29$.

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	584.00	SF	5.20	5.20	100	2011	2011	3	91	2,763	
2	0810	CONCRETE A	0	100	23	3	69.00	SF	6.50	6.50	100	2011	2011	3	91	408	

LAND DESCRIPTION

TOTAL OB/XF 3,171

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