LOT 136
TIMBER CREEK PLANTATION #3
PB 7/302

HUNT KENNETH MICHAEL/VICKERS CASEY LYNN
78192 DUCKWOOD TRAIL
YULEE, FL 32097

2025

11-2N-26-2052-0136-0000

BUILDING CHARACTERISTICS

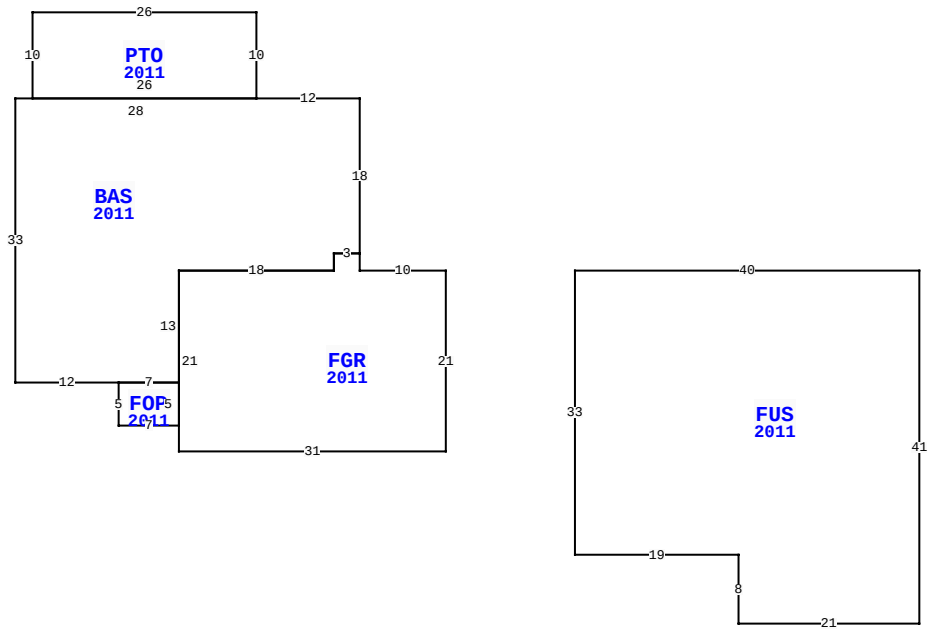
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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
NEIGHBORHOOD/LOC	5005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,041	100	2011	1,041	97,434
FGR	657	55	2011	361	33,789
FOP	35	30	2011	10	936
FUS	1,488	100	2011	1,488	139,272
PTO	260	5	2011	13	1,216
TOTALS	3,481			2,913	272,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,913	99.7340	99.73	290,513	2011	2011	0	0	0	6.15	93.85

1 SINGLE FAM – 100% - 2025 Heated Area: 2529 HX Base Yr 2025



BLD DATE	07/26/2011 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

78192 DUCKWOOD TRL, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		272,646
TOTAL MARKET OB/XF VALUE		4,708
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		332,354
SOH/AGL Deduction		63,884
ASSESSED VALUE		268,470
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		217,748
TOTAL JUST VALUE		332,354
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M16155	H/AC	0	05/01/2011
E23447	NEW CONSTR	0	05/01/2011
B24599	NEW CONSTR	279,713	04/01/2011
P14738	NEW CONSTR	0	04/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2709/126	4/26/2024	WD	Q	I	01	385,000
GRANTOR: HAGOOD TIMOTHY JAMES						
GRANTEE: HUNT KENNETH MICHAE						
2468/0242	6/04/2021	WD	Q	I	01	318,000
GRANTOR: WOODFIELD DERRICK & A						
GRANTEE: HAGOOD TIMOTHY JAME						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2011] W10 N2 BAS=[YR=2011] N18 W12 PTO=[YR=2011] N10 W26 S10 E26$ W28 S33 E12 FOP=[YR=2011] S5 E7 N5 W7$ E7 N13 E18 N2 E3$ W3 S2 W18 S21 E31 N21$ PTR=E15 FUS=[YR=2011] E40 S41 W21 N8 W19 N33$ W15$.

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	950.00	SF	5.20	5.20	100	2011	2011	3	91	4,495	
2	0810	CONCRETE A	0	100	12	3	36.00	SF	6.50	6.50	100	2011	2011	3	91	213	

LAND DESCRIPTION

TOTAL OB/XF 4,708

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