LOT 138
IN OR 1811/261
TIMBER CREEK PLANTATION #3

ALEXANDER TASHA M
78164 DUCKWOOD TL
YULEE, FL 32097

2025

11-2N-26-2052-0138-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

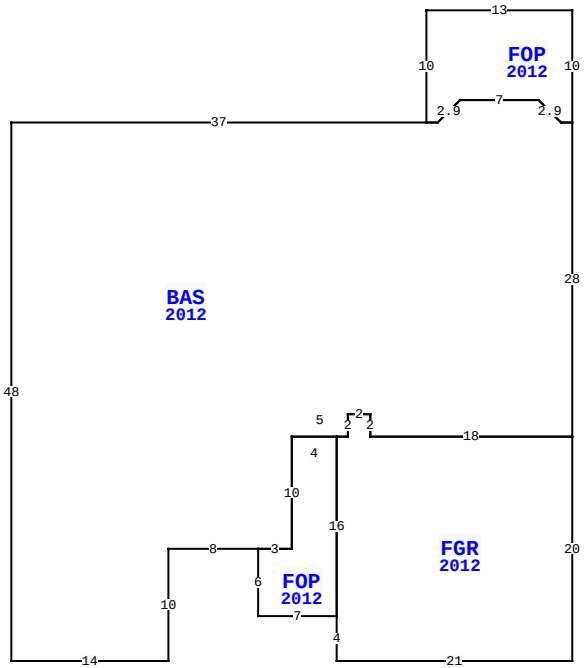
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,804	100	2012	1,804	178,309
FGR	424	55	2012	233	23,030
FOP	82	30	2012	25	2,471
FOP	112	30	2012	34	3,361
TOTALS	2,422			2,096	207,171

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,096	104.7620	104.76	219,577	2012	2012	0	0	0	5.65	94.35

1 SINGLE FAM – 100% - 2013 Heated Area: 1804 HX Base Yr 2013



78164 DUCKWOOD TRL, YULEE

BLD DATE	06/29/2012 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		207,171
TOTAL MARKET OB/XF VALUE		3,089
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		265,260
SOH/AGL Deduction		115,214
ASSESSED VALUE		150,046
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		99,324
TOTAL JUST VALUE		265,260
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,974

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C25423	CO ISSUED	0	03/05/2012
E24538	NEW CONSTR	0	01/01/2012
M16811	H/AC	0	01/01/2012
P15542	NEW CONSTR	0	12/01/2011
B25423	NEW CONSTR	202,810	12/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1811/0261	7/24/2012	WD	Q	I	01	160,500
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: ALEXANDER TASHA M						
1731/1512	3/31/2011	WD	U	I	30	1,920,000
GRANTOR: TIMBER CREEK II LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2012] W13 S10 BAS=[YR=2012] W37 S48 E14 N10 E8
FOP=[YR=2012] S6 E7 FGR=[YR=2012] S4 E21 N20 W18 N2 W2 S2
W1 S16$ N16 W4 S10 W3$ E3 N10 E5 N2 E2 S2 E18 N28 W1 U2 L2
W7 D2 L2 W1$ E1 U2 R2 E7 D2 R2 E1 N10$.

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	597.00	SF	5.20	5.20	100	2012	2012	3	92	2,856	
2	0810	CONCRETE A	0	100	13	3	39.00	SF	6.50	6.50	100	2012	2012	3	92	233	

LAND DESCRIPTION

TOTAL OB/XF 3,089

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