LOT 140
TIMBER CREEK PLANTATION #3
PB 7/302

MATTS THOMAS J & ELAINE R
78138 DUCKWOOD TRAIL
YULEE, FL 32097

2025

11-2N-26-2052-0140-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

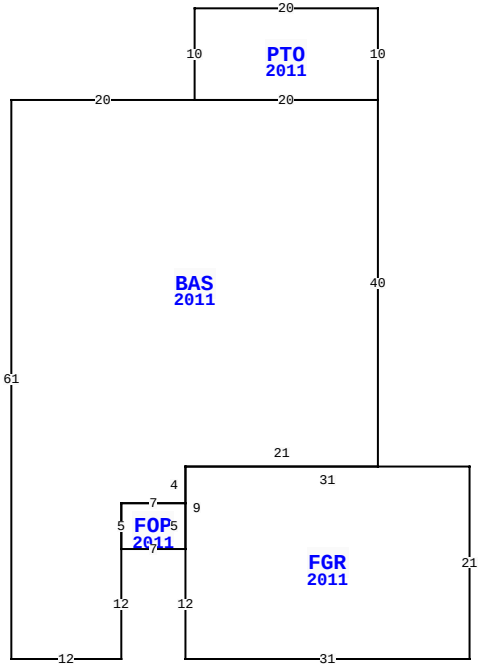
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,880	100	2011	1,880	187,606
FGR	651	55	2011	358	35,725
FOP	35	30	2011	10	998
PTO	200	5	2011	10	998
TOTALS	2,766			2,258	225,327

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,258	106.3300	106.33	240,093	2011	2011	0	0	0	6.15	93.85

1 SINGLE FAM – 100% - 2012 Heated Area: 1880 HX Base Yr 2012



78138 DUCKWOOD TRL, YULEE

BLD DATE	11/28/2011	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		225,327
TOTAL MARKET OB/XF VALUE		5,044
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		285,371
SOH/AGL Deduction		123,031
ASSESSED VALUE		162,340
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		111,618
TOTAL JUST VALUE		285,371
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,294

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E24193	NEW CONSTR	0	12/01/2011
B25059	CO ISSUED	0	11/16/2011
E23840	NEW CONSTR	0	09/01/2011
P14937	NEW CONSTR	0	08/01/2011
B25059	NEW CONSTR	217,639	08/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2404/1822	10/26/2020	QC	U	I	11	100
GRANTOR: MATTS THOMAS J						
GRANTEE: MATTS THOMAS J & EL						
1766/0743	11/22/2011	WD	Q	I	01	154,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: MATTS THOMAS J						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2011] W20 S10 BAS=[YR=2011] W20 S61 E12 N12
FOP=[YR=2011] E7 FGR=[YR=2011] S12 E31 N21 W31 S9$ N5 W7 S5$
N5 E7 N4 E21 N40 W20$ E20N10$.

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	991.00	SF	5.20	5.20	100	2011	2011	3	91	4,689	
2	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	2011	2011	3	91	355	

LAND DESCRIPTION

TOTAL OB/XF 5,044

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