LOT 142
TIMBER CREEK PLANTATION #3
PB 7/302

CREWS CODY LEE & BRANDEE LYNN
78060 DUCKWOOD TRL
YULEE, FL 32097

2025

11-2N-26-2052-0142-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

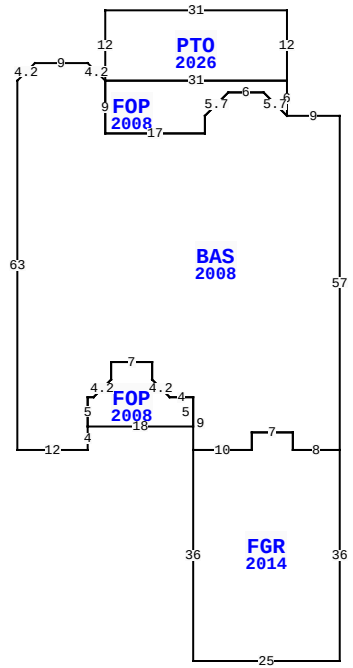
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,016	100	2008	3,016	277,998
FGR	921	55	2014	507	46,733
FOP	141	30	2008	42	3,871
FOP	197	30	2008	59	5,438
PTO	372	5	2026	19	1,751
TOTALS	4,647			3,643	335,792

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,643	99.8100	99.81	363,608	2008	2008	0	0	0	7.65	92.35

1 SINGLE FAM – 100% - 2024 Heated Area: 3016 HX Base Yr



BLD DATE	04/17/2008	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

78060 DUCKWOOD TRL, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		335,792
TOTAL MARKET OB/XF VALUE		7,536
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		398,328
SOH/AGL Deduction		5,580
ASSESSED VALUE		392,748
TOTAL EXEMPTION VALUE	13	392,748
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		398,328
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20251	ELEC OTHER	2,000	11/01/2007
M13420	MECH OTHER	0	11/01/2007
C20419	CO ISSUED	0	08/20/2007
B20419	NEW CONSTR	275,748	08/20/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2665/1845	8/14/2023	WD	Q	I	02	480,000
GRANTOR: COFFMAN MICHAEL J & A						
GRANTEE: CREWS CODY LEE & BR						
2373/0028	6/30/2020	WD	Q	I	01	325,000
GRANTOR: STEFANSKI MITCHELL &						
GRANTEE: COFFMAN MICHAEL J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008;ORIG=0,0] W9 U4L4 W6 D4L4 S3 W17 N9 U3L3 W9 D3L3 S63 E12 N4 N5 E1 U3R3 N3 E7 S3 D3R3 E4 S9 E10 N3 E7 S3 E8 N57 $
FGR=[YR=2014;ORIG=-25,57] S36 E25 N36 W8 N3 W7 S3 W10 $
FOP=[YR=2008;ORIG=-9,0] N6 W31 S9 E17 N3 U4R4 E6 D4R4 $
FOP=[YR=2008;ORIG=-43,53] E18 N5 W4 U3L3 N3 W7 S3 D3L3 W1 S5 $
PTO=[YR=2026;ORIG=-40,-18] E31 S12 W31 N12 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	91	3,185	
2	0812	CONCRETE C	0	100	0	0	1,202.00	SF	4.00	4.00	100	2008	2008	3	88	4,231	
3	0810	CONCRETE A	0	100	7	3	21.00	SF	6.50	6.50	100	2008	2008	3	88	120	

LAND DESCRIPTION

TOTAL OB/XF 7,536

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		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