LOT 91
TIMBER CREEK PLANTATION #3
PB 7/302

GARRETT FAMILY REV LIVING TRUST/GARRETT GLENN R II
78315 DUCKWOOD TRAIL
YULEE, FL 32097

2026

11-2N-26-2052-0091-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	11	CLAY TILE 30
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

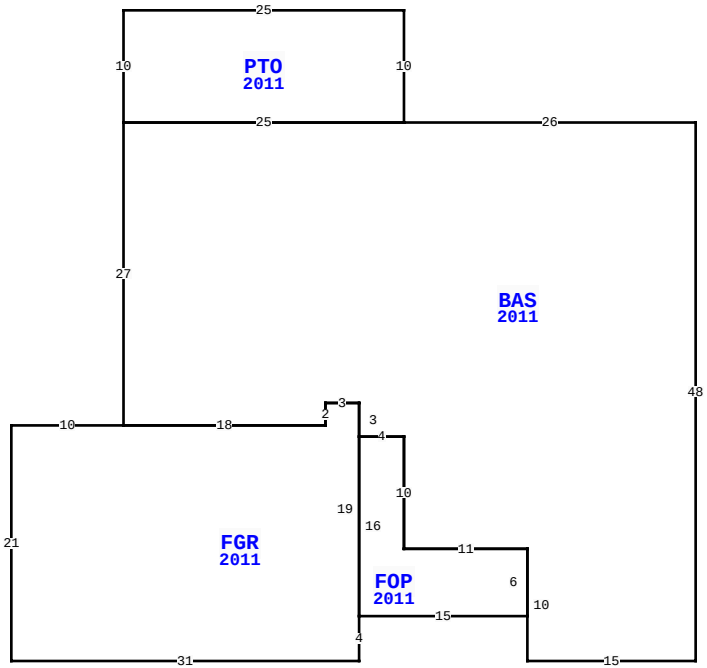
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,811	100	2011	1,811	195,657
FGR	657	55	2011	361	39,001
FOP	130	30	2011	39	4,214
PTO	250	5	2011	12	1,296
TOTALS	2,848			2,223	240,169

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,223	110.6420	116.17	258,246	2011	2011	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2021 Heated Area: 1811 HX Base Yr 2021



78315 DUCKWOOD TRL, YULEE

BLD DATE	08/18/2011 KK	LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		240,169
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		294,169
SOH/AGL Deduction		73,178
ASSESSED VALUE		220,991
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		169,580
TOTAL JUST VALUE		294,169
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010102	REPAIR/RRF	13,745	10/22/2020
C24659	CO ISSUED	0	08/12/2011
M16295	H/AC	0	06/01/2011
P14803	NEW CONSTR	0	05/01/2011
B24659	NEW CONSTR	212,698	05/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2770/1730	2/27/2025	WD	U	I	11	100
GRANTOR: GARRETT GLENN R II &						
GRANTEE: GARRETT FAMILY REV						
2394/0778	7/28/2020	WD	Q	I	01	235,000
GRANTOR: HILLIARD WAYNE R						
GRANTEE: GARRETT GLENN R II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W26 PTO=[YR=2011] N10 W25 S10 E25$ W25 S27
FGR=[YR=2011] W10 S21 E31 N4 FOP=[YR=2011] E15 N6 W11 N10
W4 S16$ N19 W3 S2 W18$ E18 N2 E3 S3 E4 S10 E11 S10 E15 N48$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000134	C	RES POND	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	54,000.00	54,000.00	54,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS