LOT 92
IN OR 2140/2
TIMBER CREEK PLANTATION #3

AH4R PROPERTIES LLC
ATTN: PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2026

11-2N-26-2052-0092-0000

BUILDING CHARACTERISTICS

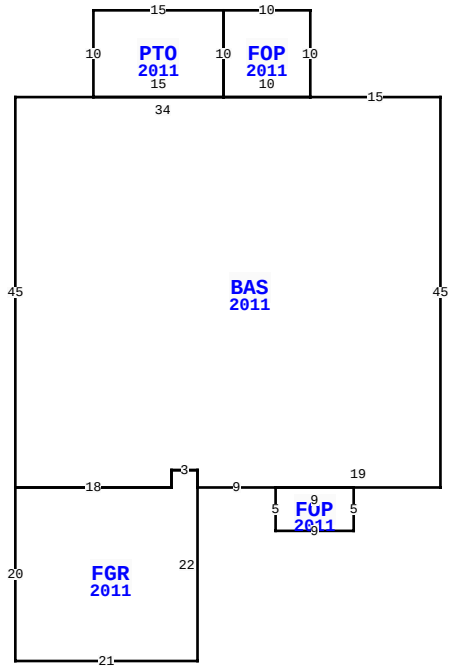
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,199	100	2011	2,199	222,438
FGR	426	55	2011	234	23,670
FOP	45	30	2011	14	1,416
FOP	100	30	2011	30	3,035
PTO	150	5	2011	8	809
TOTALS	2,920			2,485	251,368

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,485	103.2000	108.36	269,275	2011	2011	0	0	0	6.65	93.35

1 SINGLE FAM 0% - 0 Heated Area: 2199 HX Base Yr



78297 DUCKWOOD TRL, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	251,368
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	305,368
SOH/AGL Deduction	0
ASSESSED VALUE	305,368
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	305,368
TOTAL JUST VALUE	305,368
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	299,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24715	CO ISSUED	0	08/19/2011
M16296	H/AC	0	06/01/2011
P14802	NEW CONSTR	0	05/01/2011
B24715	NEW CONSTR	243,414	05/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2140/0002	8/11/2017	WD	Q	I	01	207,500
GRANTOR: COLEMAN JAMES R & DIA						
GRANTEE: AH4R PROPERTIES LLC						
1755/1116	8/23/2011	WD	Q	I	01	195,100
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: COLEMAN JAMES R & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W15 FOP=[YR=2011] N10 W10 PTO=[YR=2011] W15 S10 E15 N10$ S10 E10$ W34 S45 FGR=[YR=2011] S20 E21 N22 W3 S2 W18$ E18 N2 E3 S2 E9 FOP=[YR=2011] S5 E9 N5 W9$ E19 N45$
.

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	0	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