LOT 94
TIMBER CREEK PLANTATION #3
PB 7/302

WAGNER JOY E & KERRY D
78269 DUCKWOOD TRAIL
YULEE, FL 32097

2026

11-2N-26-2052-0094-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

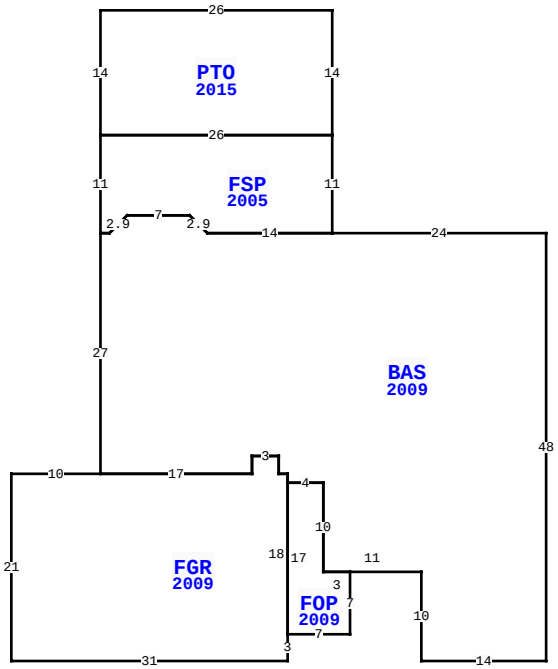
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,781	100	2009	1,781	182,617
FGR	657	55	2009	361	37,016
FOP	89	30	2009	27	2,769
FSP	268	40	2005	107	10,971
PTO	364	5	2015	18	1,846
TOTALS	3,159			2,294	235,218

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,294	105.7420	111.03	254,703	2009	2009	0	0	0	7.65	92.35

1 SINGLE FAM 100% - 2022 Heated Area: 1781 HX Base Yr 2022



78269 DUCKWOOD TRL, YULEE

BLD DATE	01/12/2010 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		235,218
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		289,218
SOH/AGL Deduction		35,947
ASSESSED VALUE		253,271
TOTAL EXEMPTION VALUE	VX HX HB	56,411
BASE TAXABLE VALUE		196,860
TOTAL JUST VALUE		289,218
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E22013	ELEC OTHER	1,500	08/01/2009
M14781	MECH OTHER	0	08/01/2009
P13870	OTHER	0	08/01/2009
B22715	NEW CONSTR	181,764	07/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2455/0854	4/20/2021	QC	U	I	11	100
GRANTOR: SLOAN JOY N/K/A WAGNE						
GRANTEE: WAGNER JOY E & KERR						
2387/1999	8/26/2020	WD	Q	I	01	248,000
GRANTOR: SHEPARD KIMBERLY H &						
GRANTEE: SLOAN JOY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W24 FSP=[YR=2005] N11 PTO=[YR=2015] N14 W26 S14 E26$ W26 S11 E1 U2 R2 E7 D2 R2 E14$ W14 U2 L2 W7 D2 L2 W1 S27 FGR=[YR=2009] W10 S21 E31 N3 FOP=[YR=2009] E7 N7 W3 N10 W4 S17$ N18 W1 N2 W3 S2 W17$ E17 N2 E3 S2 E1 S1 E4 S10 E11 S10 E14 N48$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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