LOT 95
TIMBER CREEK PLANTATION #3
PB 7/302

SPATES CORP LLC
76469 DEERWOOD DRIVE
YULEE, FL 32097

2026

11-2N-26-2052-0095-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

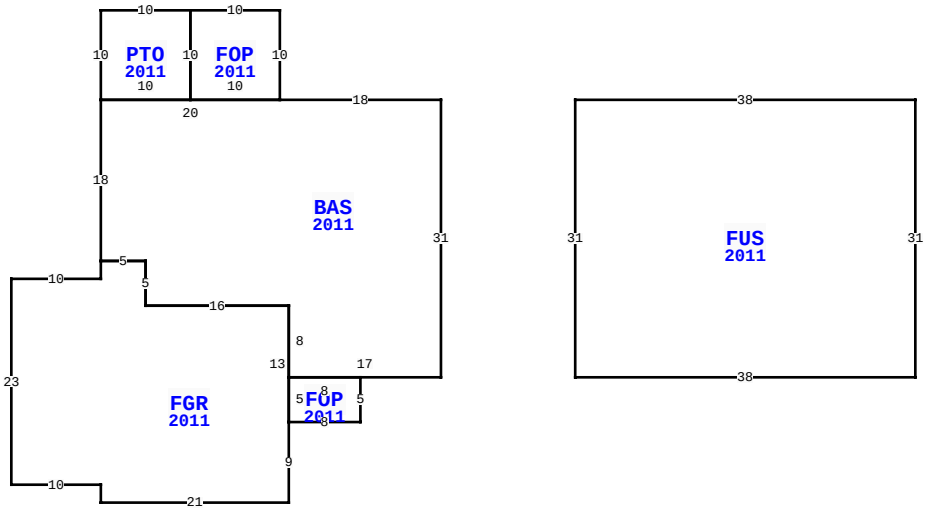
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 40
Interior Floo	14	CARPET 40
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	985	100	2011	985	105,822
FGR	717	55	2011	394	42,329
FOP	40	30	2011	12	1,289
FOP	100	30	2011	30	3,223
FUS	1,178	100	2011	1,178	126,557
PTO	100	5	2011	5	538
TOTALS	3,120			2,604	279,757

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,604	110.0160	115.52	300,814	2011	2011	0	0	0	7.00	93.00

1 SINGLE FAM 0% - 2024 Heated Area: 2163 HX Base Yr



78255 DUCKWOOD TRL, YULEE

BLD DATE	11/28/2011 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	279,757
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	333,757
SOH/AGL Deduction	0
ASSESSED VALUE	333,757
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	333,757
TOTAL JUST VALUE	333,757
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	333,559

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E23841	NEW CONSTR	0	09/01/2011
B25058	NEW CONSTR	245,158	08/01/2011
P14934	NEW CONSTR	0	08/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2666/1024	9/13/2023	QC	U	I	11	100
GRANTOR: SPATES JAMES LIONEL						
GRANTEE: SPATES CORP LLC						
2664/1126	8/18/2023	WD	Q	I	01	340,000
GRANTOR: GAFFNEY MARK A & KATH						
GRANTEE: SPATES JAMES LIONEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W18 FOP=[YR=2011] N10 W10 PTO=[YR=2011] W10 S10 E10 N10$ S10 E10$ W20 S18 FGR=[YR=2011] S2 W10 S23 E10 S2 E21 N9 FOP=[YR=2011] E8 N5 W8 S5$ N13 W16 N5 W5$ E5 S5 E16 S8 E17 N31$ PTR=E15 FUS=[YR=2011] E38 S31 W38 N31$ W15$.

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	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