LOT 96
IN OR 2234/1514
TIMBER CREEK PLANTATION #3

QUEERN JOHN K & SHIRLEY A
78239 DUCKWOOD TRAIL
YULEE, FL 32097

2026

11-2N-26-2052-0096-0000

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	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

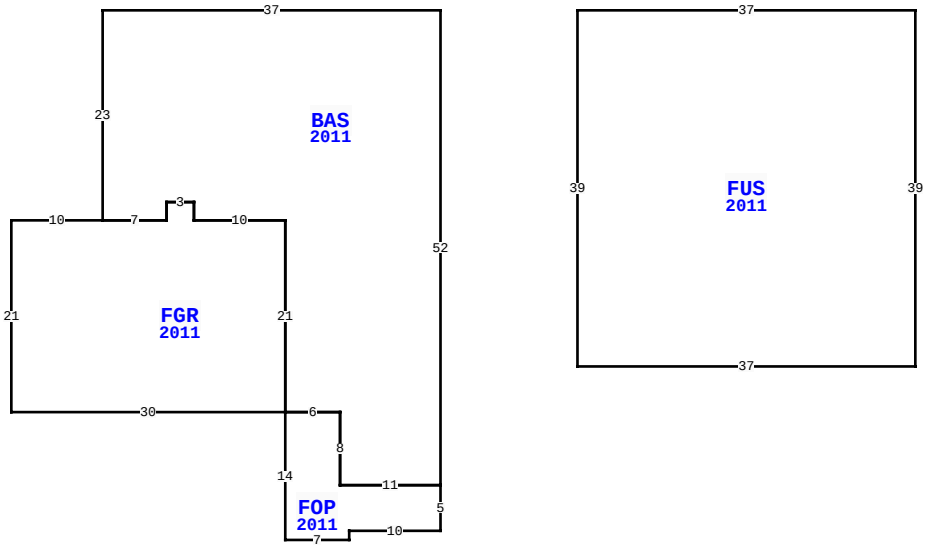
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,290	100	2011	1,290	122,023
FGR	636	55	2011	350	33,108
FOP	140	30	2011	42	3,973
FUS	1,443	100	2011	1,443	136,495
TOTALS	3,509			3,125	295,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,125	96.5080	101.33	316,656	2011	2011	0	0	0	6.65	93.35

1 SINGLE FAM 100% - 2021 Heated Area: 2733 HX Base Yr 2021



78239 DUCKWOOD TRL, YULEE

BLD DATE	11/28/2011	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		295,598
TOTAL MARKET OB/XF VALUE		67,183
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		416,781
SOH/AGL Deduction		90,390
ASSESSED VALUE		326,391
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		274,980
TOTAL JUST VALUE		416,781
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		405,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010050	ADDITION	12,000	10/21/2020
20007373	SWIM POOL	60,000	08/18/2020
E24194	NEW CONSTR	0	12/01/2011
B25060	CO ISSUED	0	11/22/2011
E23842	NEW CONSTR	0	09/01/2011
B25060	NEW CONSTR	304,090	08/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2234/1514	10/30/2018	WD	Q	I	02	272,000
GRANTOR: MICKLES PAUL E & DANE						
GRANTEE: QUEERN JOHN K & SHI						
1766/1845	11/18/2011	WD	Q	I	01	210,800
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: MICKLES PAUL E & DA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W37 S23 FGR=[YR=2011] W10 S21 E30 N21 W10 N2 W3 S2W7$ E7 N2 E3 S2 E10 S21 FOP=[YR=2011] S14 E7 N1 E10 N5 W11 N8 W6$E6 S8 E11 N52$ PTR=E15 FUS=[YR=2011] E37 S39 W37 N39$ W15$.

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
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2021	2021	04	100	50,000	
6	0911	SCRN RM A	0	100	0	0	1,110.00	SF	18.00	18.00	100	2021	2021	3	86	17,183	

LAND DESCRIPTION

TOTAL OB/XF 67,183

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