LOT 99
IN OR 1850/295
TIMBER CREEK PLANTATION #3

ARNOLD NOAH M
78195 DUCKWOOD TRAIL
YULEE, FL 32097

2026

11-2N-26-2052-0099-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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

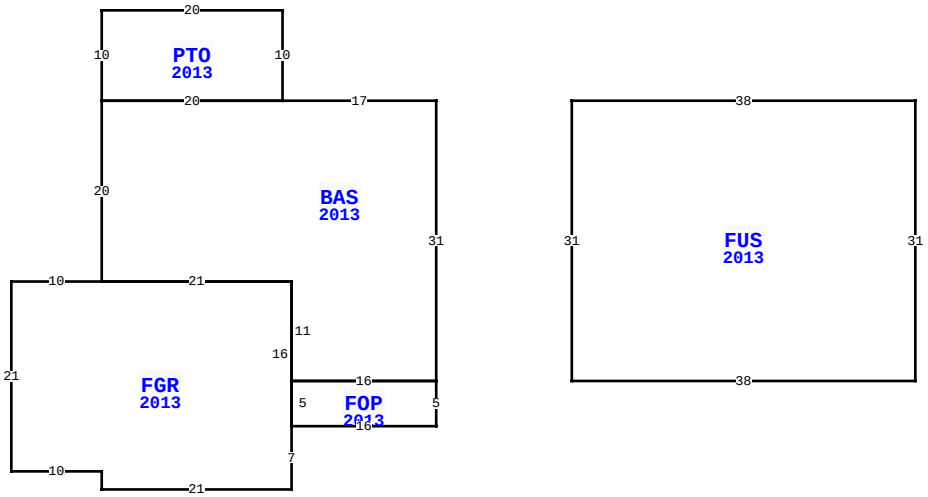
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	916	100	2013	916	101,982
FGR	693	55	2013	381	42,418
FOP	80	30	2013	24	2,672
FUS	1,178	100	2013	1,178	131,151
PTO	200	5	2013	10	1,113
TOTALS	3,067			2,509	279,336

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,509	112.8000	118.44	297,166	2013	2013	0	0	0	6.00	94.00

1 SINGLE FAM 0% - 0 Heated Area: 2094 HX Base Yr



78195 DUCKWOOD TRL, YULEE

BLD DATE		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	279,336
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	333,336
SOH/AGL Deduction	0
ASSESSED VALUE	333,336
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	333,336
TOTAL JUST VALUE	333,336
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	335,239

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226708	CO ISSUED	0	03/25/2013
B1226708	NEW CONSTR	253,052	12/01/2012
B1226708	NEW CONSTR	253,052	12/01/2012
P1216270	NEW CONSTR	0	12/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1850/0295	3/29/2013	WD	Q	I	01	199,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: ARNOLD NOAH M						
1731/1512	3/31/2011	WD	U	I	30	1,920,000
GRANTOR: TIMBER CREEK II LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W17 PTO=[YR=2013] N10 W20 S10 E20$ W20 S20 FGR=[YR=2013] W10 S21 E10 S2 E21 N7 FOP=[YR=2013] E16 N5 W16 S5$ N16 W21$ E21 S11 E16 N31$ PTR=E15 FUS=[YR=2013] E38 S31 W38 N31$ 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

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