LOT 101
IN OR 1852/1
TIMBER CREEK PLANTATION #3

MALONEY PAUL D
78165 DUCKWOOD TRAIL
YULEE, FL 32097

2026

11-2N-26-2052-0101-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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

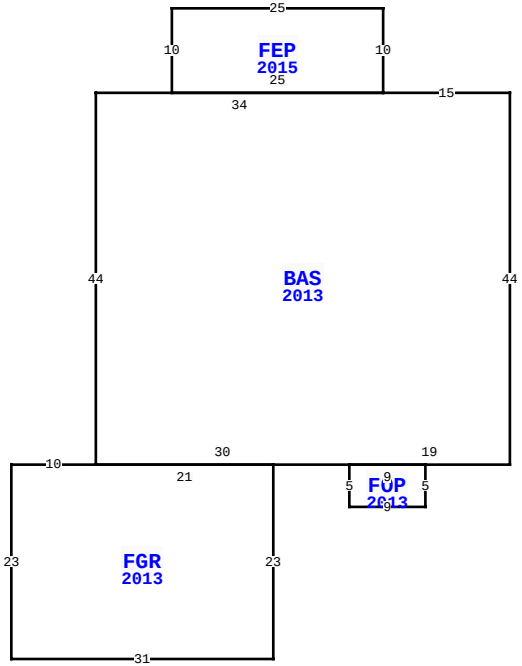
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,156	100	2013	2,156	214,599
FEP	250	80	2015	200	19,907
FGR	713	55	2013	392	39,017
FOP	45	30	2013	14	1,393
TOTALS	3,164			2,762	274,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,762	100.4160	105.44	291,225	2013	2013	0	0	0	5.60	94.40

1 SINGLE FAM 100% - 2016 Heated Area: 2156 HX Base Yr 2016



78165 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		274,916
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		328,916
SOH/AGL Deduction		116,398
ASSESSED VALUE		212,518
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		161,107
TOTAL JUST VALUE		328,916
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,713

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530633	ADDITION	10,000	06/01/2015
B1326756	CO ISSUED	0	04/09/2013
B1326756	NEW CONSTR	263,068	01/01/2013
B1326756	NEW CONSTR	263,068	01/01/2013
P1316301	NEW CONSTR	0	01/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1852/0001	4/15/2013	WD	Q	I	01	182,200
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: MALONEY PAUL D						
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] W15 FEP=[YR=2015] N10 W25 S10 E25$ W34 S44 FGR=[YR=2013] W10 S23E31 N23 W21$E30 FOP=[YR=2013] S5 E9 N5 W9$ E19 N44$.

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	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