LOT 102
TIMBER CREEK PLANTATION #3
PB 7/302

MEDDOCK JOSEPH
78151 DUCKWOOD TRL
YULEE, FL 32097

2026

11-2N-26-2052-0102-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

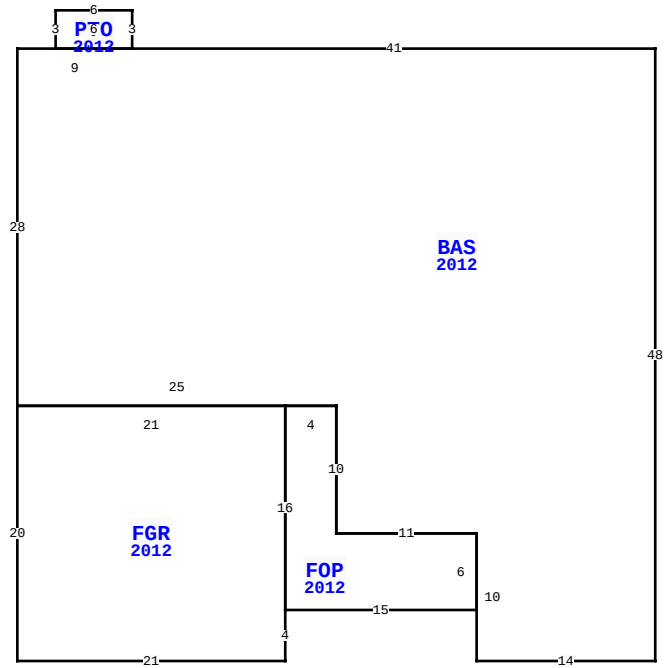
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,790	100	2012	1,790	184,368
FGR	420	55	2012	231	23,792
FOP	130	30	2012	39	4,017
PTO	18	5	2012	1	103
TOTALS	2,358			2,061	212,281

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,061	104.4680	109.69	226,071	2012	2012	0	0	0	6.10	93.90

1 SINGLE FAM 100% - 2026 Heated Area: 1790 HX Base Yr 2026



78151 DUCKWOOD TRL, YULEE

BLD DATE	06/29/2012 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		212,281
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		266,281
SOH/AGL Deduction		0
ASSESSED VALUE		266,281
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		214,870
TOTAL JUST VALUE		266,281
NCON VALUE		10,118
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,336

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C25281	CO ISSUED	0	01/20/2012
E24201	NEW CONSTR	0	12/01/2011
M16743	H/AC	0	12/01/2011
P15257	NEW CONSTR	0	11/01/2011
B25281	NEW CONSTR	201,553	11/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2810/1964	8/10/2025	WD	Q	I	02	322,900
GRANTOR: ROBY JUSTIN MICHAEL &						
GRANTEE: MEDDOCK JOSEPH						
2417/0125	12/14/2020	WD	Q	I	01	250,000
GRANTOR: TERRELL TODD A & WHIT						
GRANTEE: ROBY JUSTIN MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W41 PTO=[YR=2012] N3 W6 S3 E6$ W9 S28
FGR=[YR=2012] S20 E21 N4 FOP=[YR=2012] E15 N6 W11 N10 W4
S16 $ N16 W21$ E25 S10 E11 S10 E14 N48$.

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