LOT 106
TIMBER CREEK PLANTATION #3
PB 7/302

WIENING STEVEN & LINDSEY R
78085 DUCKWOOD TRL
YULEE, FL 32097

2026

11-2N-26-2052-0106-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

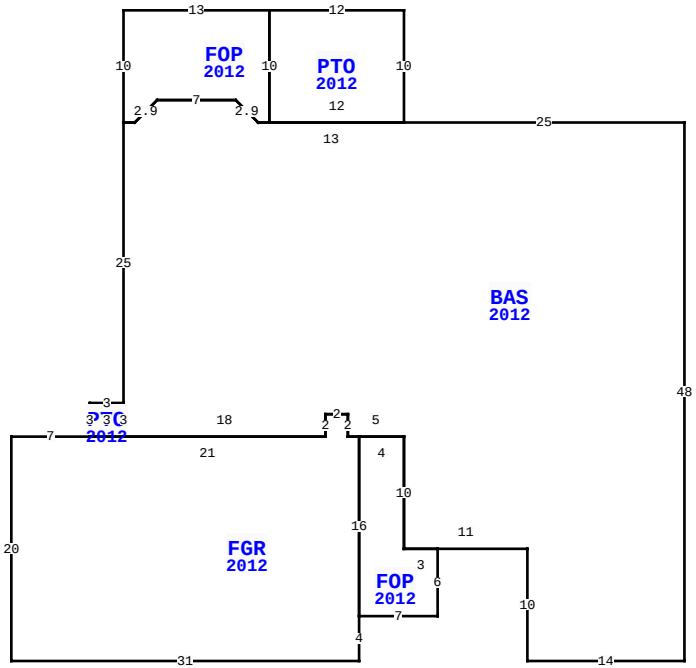
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,804	100	2012	1,804	193,447
FGR	624	55	2012	343	36,781
FOP	82	30	2012	25	2,681
FOP	112	30	2012	34	3,646
PTO	9	5	2012	0	0
PTO	120	5	2012	6	643
TOTALS	2,751			2,212	237,198

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,212	108.8780	114.32	252,876	2012	2012	0	0	0	6.20	93.80

1 SINGLE FAM 100% - 2022 Heated Area: 1804 HX Base Yr 2022



78085 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		237,198
TOTAL MARKET OB/XF VALUE		1,944
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		293,142
SOH/AGL Deduction		38,420
ASSESSED VALUE		254,722
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		203,311
TOTAL JUST VALUE		293,142
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,985

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008979	SCRN ENCLOSURE	3,958	06/13/2022
C1226390	CO ISSUED	0	11/06/2012
B26390	NEW CONSTR	214,915	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2517/0116	11/18/2021	WD	Q	I	01	310,000
GRANTOR: MANNING ARIAN-MAE & R						
GRANTEE: WIENING STEVEN & LI						
2139/1775	8/11/2017	WD	Q	I	02	199,000
GRANTOR: KUHL ANDREW J &						
GRANTEE: MANNING ARIAN-MAE T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W25 PTO=[YR=2012] N10 W12 FOP=[YR=2012] W13 S10 E1 U2 R2 E7 D2 R2 E1 N10$ S10 E12$ W13 U2 L2 W7 D2 L2 W1 S25 PTO=[YR=2012] W3 S3 FGR=[YR=2012] W7 S20 E31 N4 FOP=[YR=2012] E7 N6 W3 N10 W4 S16$ N16 W1 N2 W2 S2 W21$ E3 N3$ S3 E18 N2 E2 S2 E5 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
3	0911	SCRN RM A	1	100	12	10	120.00	SF	18.00	18.00	100	2023	2022		90	1,944	

LAND DESCRIPTION

TOTAL OB/XF 1,944

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	000100	C	RES	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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS