LOT 107
TIMBER CREEK PLANTATION #3
PB 7/302

PILSON MARK & THERESA LIVING TRUST/PILSON MARK GOR
93455 RAINTREE CT
FERNANDINA BEACH, FL 32034

2026

11-2N-26-2052-0107-0000

BUILDING CHARACTERISTICS

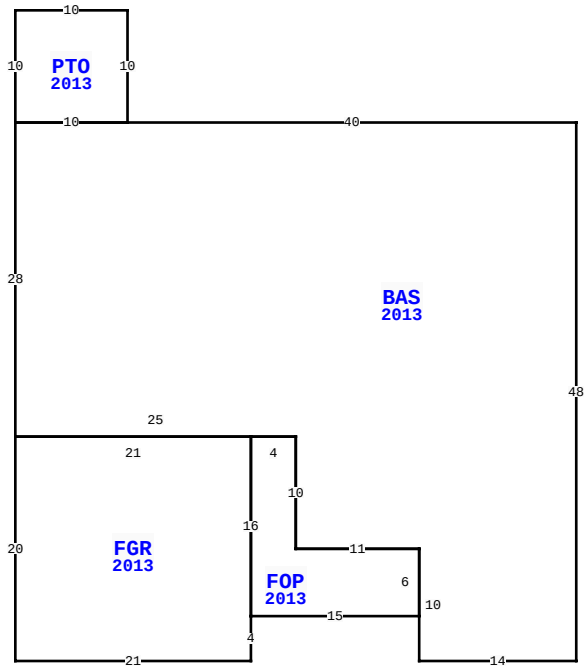
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2013	1,790	185,350
FGR	420	55	2013	231	23,919
FOP	130	30	2013	39	4,038
PTO	100	5	2013	5	517
TOTALS	2,440			2,065	213,825

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,065	104.4680	109.69	226,510	2013	2013	0	0	0	5.60	94.40

1 SINGLE FAM 0% - 2025 Heated Area: 1790 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

78071 DUCKWOOD TRL, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	213,825
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	267,825
SOH/AGL Deduction	0
ASSESSED VALUE	267,825
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	267,825
TOTAL JUST VALUE	267,825
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	263,882

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226644	CO ISSUED	0	02/01/2013
E1325764	NEW CONSTR	0	01/01/2013
M1317855	H/AC	0	01/01/2013
P1216249	NEW CONSTR	0	12/01/2012
B1226644	NEW CONSTR	209,483	11/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2791/1489	6/02/2025	QC	U	I	11	100
GRANTOR: PILSON THERESA M & MA						
GRANTEE: PILSON MARK & THERE						
2743/980	10/07/2024	QC	U	I	11	100
GRANTOR: PILSON JEFFREY S						
GRANTEE: PILSON THERESA M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W40 PTO=[YR=2013] N10 W10 S10 E10$ W10 S28
FGR=[YR=2013] S20 E21 N4 FOP=[YR=2013] E15 N6 W11 N10 W4 S16$
N16 W21$ E25 S10 E11 S10 E14 N48$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	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 03/13/2024 BY KBA Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS