LOT 108
PT OR 1866/1798
TIMBER CREEK PLANTATION #3

RICHTSTEIG EDWARD M & BETH A
78055 DUCKWOOD TRAIL
YULEE, FL 32097

2026

11-2N-26-2052-0108-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

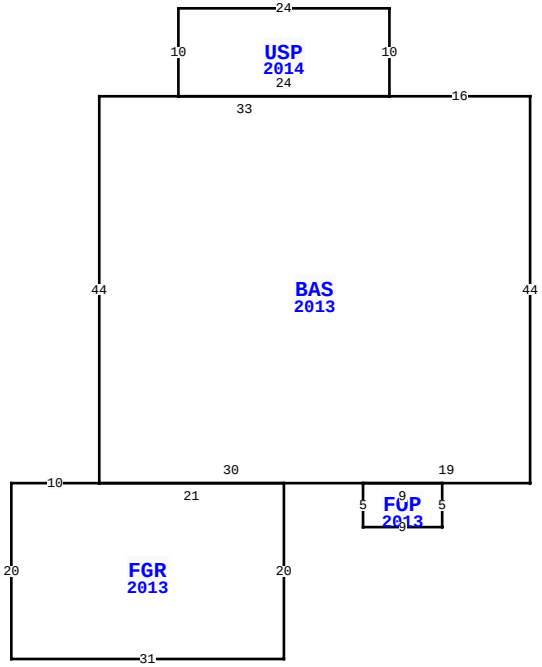
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,156	100	2013	2,156	215,094
FGR	620	55	2013	341	34,020
FOP	45	30	2013	14	1,396
USP	240	30	2014	72	7,183
TOTALS	3,061			2,583	257,694

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,583	100.7040	105.74	273,126	2013	2013	0	0	0	5.65	94.35

1 SINGLE FAM 100% - 2020 Heated Area: 2156 HX Base Yr 2020



78055 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		257,694
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		311,694
SOH/AGL Deduction		81,615
ASSESSED VALUE		230,079
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		178,668
TOTAL JUST VALUE		311,694
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,094

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328094	ADDITION	7,247	01/01/2014
B1326819	NEW CONSTR	260,599	01/01/2013
P1316346	NEW CONSTR	0	01/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1866/1798	6/26/2013	SW	Q	I	02	180,800
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: RICHTSTEIG EDWARD 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] W16 USP=[YR=2014] N10 W24 S10 E24$ W33 S44
FGR=[YR=2013] W10 S20 E31 N20 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	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS