LOT 110
IN OR 2248/1605
TIMBER CREEK PLANTATION #3

STEGALL JACQUELINE M
78029 DUCKWOOD TRAIL
YULEE, FL 32097

2026

11-2N-26-2052-0110-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

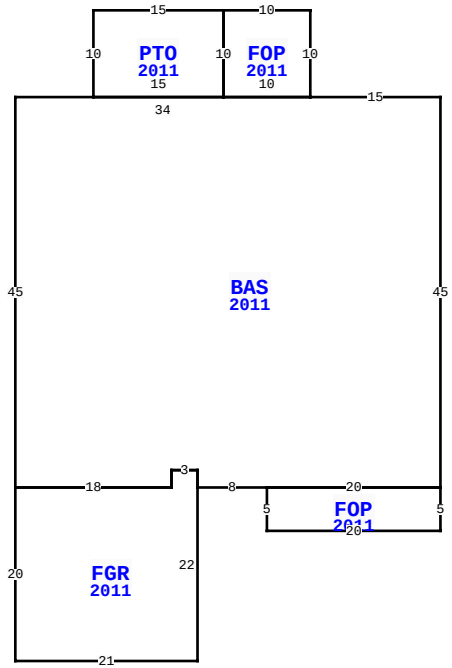
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,199	100	2011	2,199	225,127
FGR	426	55	2011	234	23,956
FOP	100	30	2011	30	3,071
FOP	100	30	2011	30	3,071
PTO	150	5	2011	8	819
TOTALS	2,975			2,501	256,045

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,501	104.4480	109.67	274,285	2011	2011	0	0	0	6.65	93.35

1 SINGLE FAM 100% - 2017 Heated Area: 2199 HX Base Yr 2017



78029 DUCKWOOD TRL, YULEE

BLD DATE	01/24/2012 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		256,045
TOTAL MARKET OB/XF VALUE		3,255
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		313,300
SOH/AGL Deduction		108,463
ASSESSED VALUE		204,837
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		153,426
TOTAL JUST VALUE		313,300
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25061	CO ISSUED	0	11/17/2011
E23830	NEW CONSTR	0	09/01/2011
P14933	NEW CONSTR	0	08/01/2011
B25061	NEW CONSTR	244,357	08/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2248/1605	1/09/2019	WD	U	I	11	100
GRANTOR: STEGALL MATTHEW C						
GRANTEE: STEGALL JACQUELINE						
2081/1558	10/28/2016	WD	Q	I	01	210,000
GRANTOR: CHALFANT MICHAEL A &						
GRANTEE: STEGALL MATTHEW COL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W15 FOP=[YR=2011] N10 W10 PTO=[YR=2011] W15 S10 E15 N10$ S10 E10$ W34 S45 FGR=[YR=2011] S20 E21 N22 W3 S2 W18$ E18 N2 E3 S2 E8 FOP=[YR=2011] S5 E20 N5 W20$ E20 N45$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2011	2011	3	93	3,255	

LAND DESCRIPTION

TOTAL OB/XF 3,255

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