LOT 126
IN OR 1986/160
TIMBER CREEK PLANTATION #3

MARCZAK BRIAN
78382 DUCKWOOD TRAIL
YULEE, FL 32097

2026

11-2N-26-2052-0126-0000

BUILDING CHARACTERISTICS

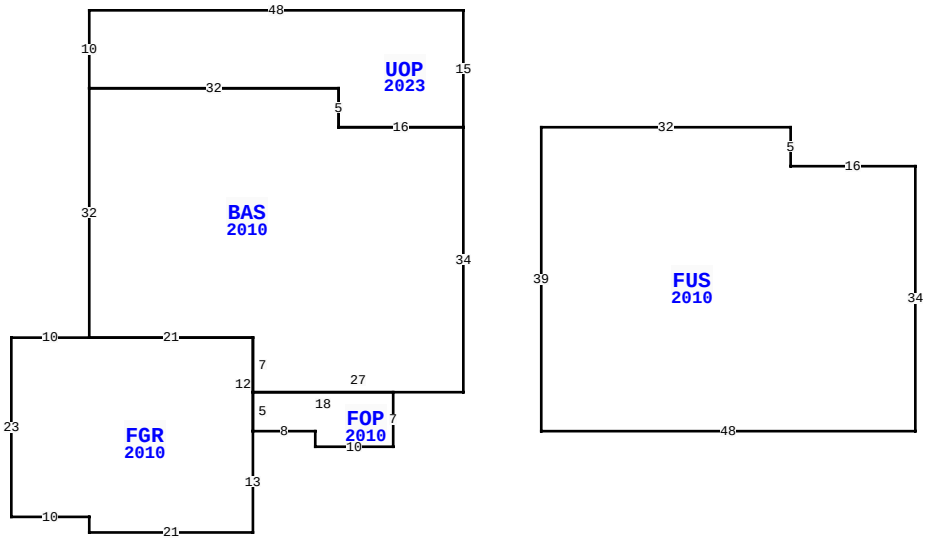
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,645	100	2010	1,645	152,500
FGR	755	55	2010	415	38,473
FOP	110	30	2010	33	3,059
FUS	1,792	100	2010	1,792	166,127
UOP	560	20	2023	112	10,383
TOTALS	4,862			3,997	370,542

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,997	95.0400	99.79	398,861	2010	2010	0	0	0	7.10	92.90

1 SINGLE FAM 100% - 2020 Heated Area: 3437 HX Base Yr



78382 DUCKWOOD TRL, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		370,542
TOTAL MARKET OB/XF VALUE		59,440
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		483,982
SOH/AGL Deduction		90,114
ASSESSED VALUE		393,868
TOTAL EXEMPTION VALUE	13	393,868
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		483,982
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		487,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2209190	XFOB	32,000	12/01/2022
22000296	FIBERGLASS POOL	80,000	01/06/2022
21002273	REPAIR/RRF	18,930	02/25/2021
C23394	CO ISSUED	0	06/09/2010
M15198	MECH OTHER	0	04/01/2010
E22557	ELEC OTHER	0	04/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1986/0160	6/11/2015	WD	U	I	38	199,000
GRANTOR: LEDUC MARC T & AMY L						
GRANTEE: MARCZAK BRIAN						
1685/0828	6/22/2010	WD	Q	I	01	263,600
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: LEDUC MARC T & AMY						

BUILDING NOTES

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	0860	POOL/SPA	1	100	0	0	1.00	UT	40,000.00	40,000.00	100	2023	2022	03	100	40,000	
5	0911	SCRN RM A	1	100	48	25	1,200.00	SF	18.00	18.00	100	2023	2022		90	19,440	

BUILDING DIMENSIONS

FUS=[YR=2010;ORIG=10,0] S39 E48 N34 W16 N5 W32 $
BAS=[YR=2010;ORIG=0,0] W16 N5 W32 S32 E21 S7 E27 N34 $
FGR=[YR=2010;ORIG=-48,27] W10 S23 E10 S2 E21 N13 N12 W21 $
FOP=[YR=2010;ORIG=-27,39] E8 S2 E10 N7 W18 S5 $
PTR=[ORIG=0,0] E10 W10 $
UOP=[YR=2023;ORIG=0,0] N15 W48 S10 E32 S5 E16 $
.

LAND DESCRIPTION

TOTAL OB/XF 59,440

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 07/19/2023 BY KW Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS