LOT 128
TIMBER CREEK PLANTATION #3
PB 7/302

BUEL JEFFREY L
78358 DUCKWOOD TRAIL
YULEE, FL 32097

2026

11-2N-26-2052-0128-0000

BUILDING CHARACTERISTICS

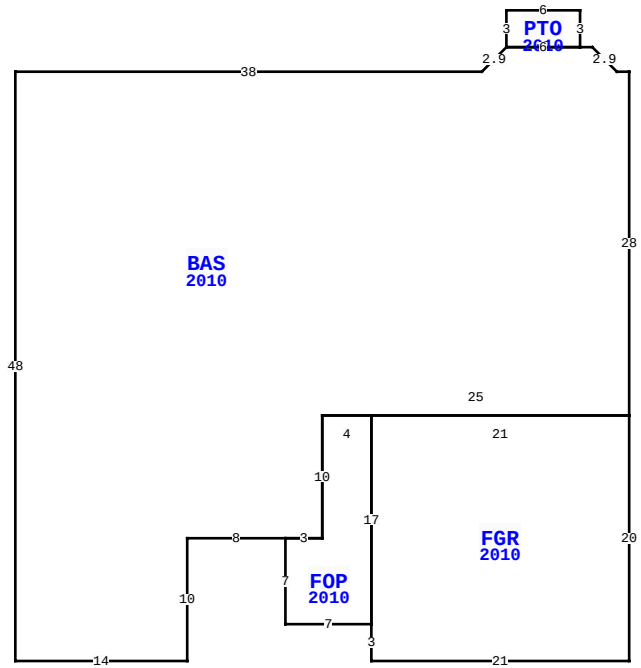
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,808	100	2010	1,808	193,746
FGR	420	55	2010	231	24,754
FOP	89	30	2010	27	2,893
PTO	18	5	2010	1	107
TOTALS	2,335			2,067	221,500

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,067	109.8580	115.35	238,428	2010	2010	0	0	0	7.10	92.90

1 SINGLE FAM 100% - 2023 Heated Area: 1808 HX Base Yr



78358 DUCKWOOD TRL, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		221,500
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		275,500
SOH/AGL Deduction		726
ASSESSED VALUE		274,774
TOTAL EXEMPTION VALUE	13	274,774
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		275,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,978

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23395	CO ISSUED	0	06/02/2010
M15197	MECH OTHER	0	04/01/2010
E22556	ELEC OTHER	0	04/01/2010
B23395	NEW CONSTR	226,069	03/01/2010
P14207	OTHER	0	03/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2517/0973	11/08/2021	QC	U	I	11	100
GRANTOR: BUEL JEFFREY L & LISA						
GRANTEE: BUEL JEFFREY L						
2108/1917	3/24/2017	WD	Q	I	01	185,000
GRANTOR: SERNA REBEKAH L & JOS						
GRANTEE: BUEL JEFFREY L & LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W1 L2 U2 W1 PTO=[YR=2010] N3 W6 S3 E6$ W6 D2 L2 W38 S48 E14 N10 E8 FOP=[YR=2010] S7 E7 FGR=[YR=2010] S3 E21 N20 W21 S17$ N17 W4 S10 W3$ E3 N10 E25 N28$.

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 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