LOT 129
TIMBER CREEK PLANTATION #3
PB 7/302

KUNZI JAMES LEE & LAUREN ELIZABETH
78344 DUCKWOOD TRAIL
YULEE, FL 32097

2026

11-2N-26-2052-0129-0000

BUILDING CHARACTERISTICS

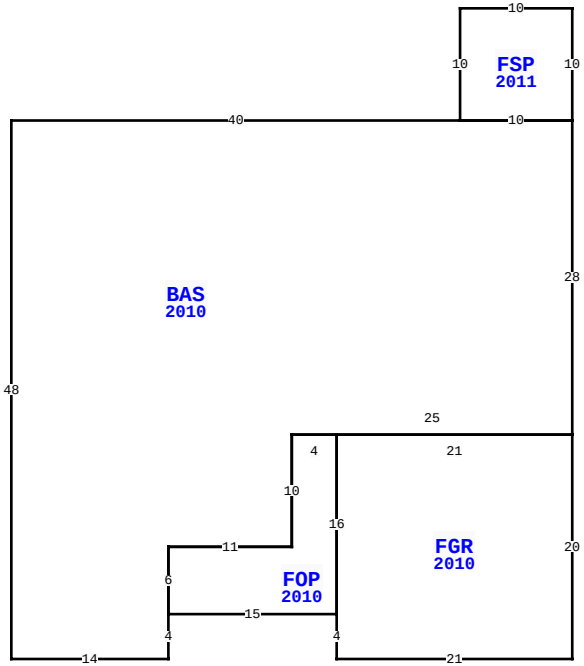
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,790	100	2010	1,790	189,073
FGR	420	55	2010	231	24,400
FOP	130	30	2010	39	4,119
FSP	100	40	2011	40	4,225
TOTALS	2,440			2,100	221,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,100	108.2900	113.70	238,770	2010	2010	0	0	0	7.10	92.90

1 SINGLE FAM 100% - 2021 Heated Area: 1790 HX Base Yr 2021



78344 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		221,817
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		275,817
SOH/AGL Deduction		62,982
ASSESSED VALUE		212,835
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		156,424
TOTAL JUST VALUE		275,817
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428940	ADDITION	4,248	06/01/2014
C23312	CO ISSUED	0	05/06/2010
E22464	ELEC OTHER	0	03/01/2010
B23312	NEW CONSTR	241,933	02/01/2010
P14159	OTHER	0	02/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2387/0845	8/25/2020	WD	Q	I	01	250,000
GRANTOR: HEIKKINEN DENNIS B &						
GRANTEE: KUNZI JAMES LEE & L						
1890/1666	11/20/2013	WD	Q	I	02	178,000
GRANTOR: OAKES JASON A & PHYLL						
GRANTEE: HEIKKINEN DENNIS B						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2011] W10 S10 BAS=[YR=2010] W40 S48 E14 N4
FOP=[YR=2010] E15 FGR=[YR=2010] S4 E21 N20 W21 S16$ N16 W4
S10 W11 S6$ N6 E11 N10 E25 N28 W10$ E10 N10$.

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	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