

LOT 28
TIMBER CREEK PLANTATION #2
PB 7/165

YANAS ALEJANDRO NICOLAS/FULLER-YANAS ALLISON MARIE
75057 RAVENWOOD DRIVE
YULEE, FL 32097

2023

11-2N-26-2051-0028-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,562	100	1,562	123,231
FGR	444	55	244	19,250
FOP	48	30	14	1,104
FUS	1,732	100	1,732	136,643
UEP	156	60	94	7,416
TOTALS	3,942		3,646	287,644

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	591.00	SF	5.20	5.20	100	2007

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003		0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,646	94.5000	85.29	310,967	2007	2007	0	0	7.50	92.50
1 SINGLE FAM - 100% - 0 Heated Area: 3294 HX Base Yr											
BLD DATE	01/28/2013	KK	LGL DATE								
XF DATE	11/20/2007	JM	LAND DATE								
INC DATE			AG DATE								

TOTAL OB/XF											
2,735											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											4
PAGE 1 of 1											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE											287,644
TOTAL MARKET OB/XF VALUE											2,735
TOTAL LAND VALUE - MARKET											55,000
TOTAL MARKET VALUE											345,379
SOH/AGL Deduction											85,000
ASSESSED VALUE											260,379
TOTAL EXEMPTION VALUE HX HB											50,000
BASE TAXABLE VALUE											210,379
TOTAL JUST VALUE											345,379
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											291,651

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631703	ADDITION	20,277	02/01/2016
E19351	ELEC OTHER	1,500	06/01/2007
M12976	MECH OTHER	0	06/01/2007
M12976	MECH OTHER	0	06/01/2007
C19851	CO ISSUED	243,321	05/01/2007
B19851	NEW CONSTR	243,321	05/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2616/1469	1/31/2023	WD	Q	I	01	360,000	
GRANTOR: MOHNEY JOHN MICHAEL &							
GRANTEE: YANAS ALEJANDRO N &							
2128/1759	6/22/2017	WD	Q	I	01	255,000	
GRANTOR: ALDRED RUSSELL & KELL							
GRANTEE: MOHNEY JOHN MICHAEL							

BUILDING NOTES											

BUILDING DIMENSIONS											
UEP=[YR=2016] W14 S6 BAS=[YR=2007] W30 S41 E11 FOP=[YR=2007] S4 E12 FGR=[YR=2007] S9 E21 N21 W18 L1 U1 W2 S13\$ N4 W12\$ E12 N9 E2 R1 D1 E18 N27 W12 N6 W2\$E2 S6 E12 N12\$ PTR=W64 FUS=[YR=2007] W12 N6 W32 S41 E44 N35\$ E64\$.											