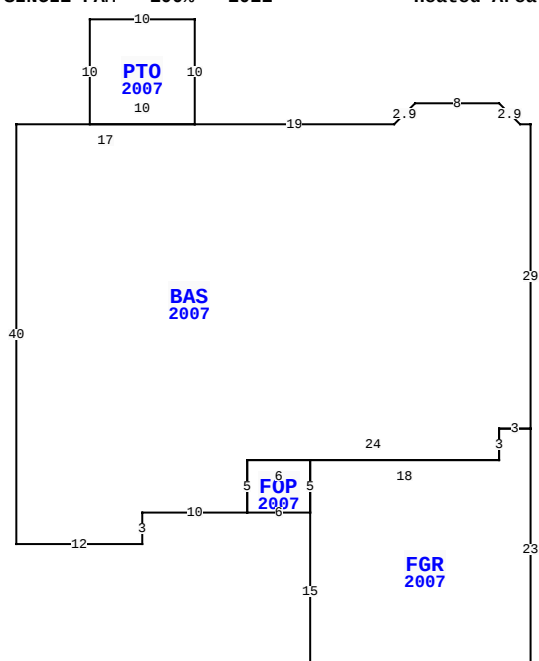


PATINO CARMEN/MUNOZ CARMEN & SAMUEL JR
75079 RAVENWOOD DR
YULEE, FL 32097

11-2N-26-2051-0030-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		16	WD FR STUC 100		0100	01	1,975	106.8200	96.41	190,410	2007	2007		0		0	7.50	92.50	VALUATION BY					STANDARD										
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2022										Heated Area: 1725										HX Base Yr 2022									
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			3 100																															
Bathrooms			2 100																															
Frame		02	WOOD FRAME 100																															
Stories		1.	1. 100																															
Units		00	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	1,725	100	1,725	153,834																														
FGR	429	55	236	21,047																														
FOP	30	30	9	803																														
PTO	100	5	5	446																														
TOTALS		2,284		1,975	176,129																													
EXTRA FEATURES					75079 RAVENWOOD DR, YULEE															BLD DATE 01/28/2013 KK LGL DATE														
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 DATE																		
1	0811	CONCRETE B	0 100	0 0	701.00	SF	5.20	5.20	100	2007	2007	3	89	3,244		AG DATE																		
																	SALES DATA																	
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																											
2450/1076		3/30/2021	WD	Q	I	01	257,000																											
GRANTOR: MONACO DOMENICO & KAR																																		
GRANTEE: MUNOZ CARMEN & SAMU																																		
2087/0069		12/02/2016	QC	U	I	11	100																											
GRANTOR: MONACO DOMENICO & BET																																		
GRANTEE: MONACO DOMENICO																																		
BUILDING NOTES																																		
BUILDING DIMENSIONS																																		
BAS=[YR=2007] W1 U2 L2 W8 D2 L2 W19 PTO=[YR=2007] N10 W10 S10 E10\$ W17 S40 E12 N3 E10 FOP=[YR=2007] E6 FGR=[YR=2007] S15 E21 N23 W3 S3 W18 S5\$ N5 W6 S5\$ N5 E24 N3 E3 N29 \$.																																		
LAND DESCRIPTION																																		
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	SFR	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000																	
REVIEW DATE 01/30/2018 BY KBX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS																																		