

LOT 31
IN OR 2108/331
TIMBER CREEK PLANTATION #2

PAUL WAYNE S & MARIA A
75091 RAVENWOOD DRIVE
YULEE, FL 32097

2023

11-2N-26-2051-0031-0000



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		2 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	1,856	163,989
FGR	445	55	245	21,647
FOP	18	30	5	442
FSP	140	40	56	4,948
TOTALS	2,459		2,162	191,025

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	715.00	SF	5.20	5.20	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
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	2,162	105.8400	95.52	206,514	2007	2007	0	0	7.50	92.50	
1 SINGLE FAM - 100% - 2008 Heated Area: 1856 HX Base Yr 2008												
75091 RAVENWOOD DR, YULEE												
BLD DATE 01/30/2013 KK LGL DATE XF DATE INC DATE LAND DATE AG DATE												

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										191,025	
TOTAL MARKET OB/XF VALUE										6,529	
TOTAL LAND VALUE - MARKET										55,000	
TOTAL MARKET VALUE										252,554	
SOH/AGL Deduction										106,784	
ASSESSED VALUE										145,770	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										95,770	
TOTAL JUST VALUE										252,554	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										211,963	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19347	ELEC OTHER	1,500	06/01/2007
M12978	MECH OTHER	0	06/01/2007
M12978	ELEC OTHER	0	06/01/2007
C19783	CO ISSUED	0	04/01/2007
B19783	NEW CONSTR	156,816	04/01/2007
P12327	OTHER	0	04/01/2007

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2108/0331	3/15/2017	WD	U	I	30	64,500			
GRANTOR: PAUL WAYNE S & MARIA									
GRANTEE: PAUL WAYNE S & MARI									
1522/0091	8/29/2007	WD	Q	I		193,700			
GRANTOR: KB HOME JACKSONVILLE									
GRANTEE: PAUL WAYNE S									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2007] W26 FSP=[YR=2017] N5 W14 S10 E14 N5\$ S5 W14 S53 E13 FOP=[YR=2007] S1 E6 FGR=[YR=2007] S2 E21 N21 W12 N2 W2 S2 W7 S19 \$ N3 W6 S2\$ N2 E6 N16 E7 N2 E2 S2 E12 N40\$.											