LOT 32
IN OR 1504/1263
TIMBER CREEK PLANTATION #2

SPIEZIO EDWARD A JR & LAURIE J
75103 RAVENWOOD DRIVE
YULEE, FL 32097

2023

11-2N-26-2051-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

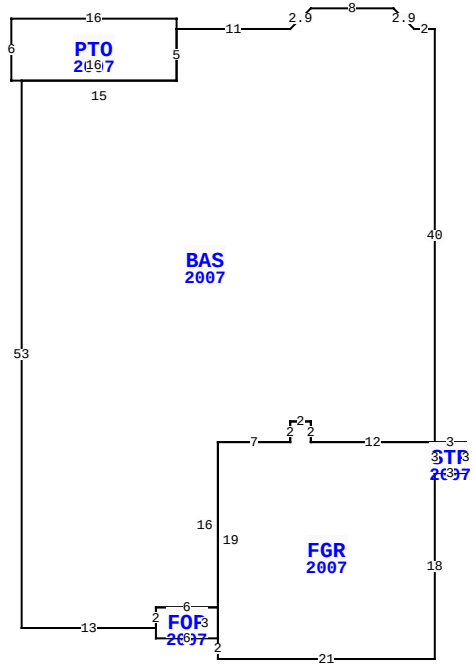
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		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	1,871	100	1,871	165,314
FGR	445	55	245	21,647
FOP	18	30	5	442
PTO	96	5	5	442
STP	9	10	1	89
TOTALS	2,439		2,127	187,933

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,127	105.8400	95.52	203,171	2007	2007	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2008 Heated Area: 1871 HX Base Yr 2008



BLD DATE	01/30/2013	KK	LGL DATE
XF DATE	11/20/2007	JM	LAND DATE
INC DATE			AG DATE

75103 RAVENWOOD DR, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		187,933
TOTAL MARKET OB/XF VALUE		4,934
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		247,867
SOH/AGL Deduction		104,980
ASSESSED VALUE		142,887
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		92,887
TOTAL JUST VALUE		247,867
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,083

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002088	REPAIR/RRF	27,187	02/07/2022
B1429357	REPAIR/RRF	1,248	09/01/2014
E18865	ELEC OTHER	1,500	03/01/2007
M12777	MECH OTHER	0	03/01/2007
C19465	CO ISSUED	0	02/01/2007
R10091	REPAIR/RRF	2,000	02/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1504/1263	6/08/2007	WD	Q	I		216,700
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: SPIEZIO EDWARD A JR						
1470/1700	1/10/2007	WD	U	V	19	92,200
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W2 U2 L2 W8 D2 L2 W11 PTO=[YR=2007] N1 W16 S6 E16 N5$ S5 W15 S53 E13 FOP=[YR=2007] S1 E6 FGR=[YR=2007] S2 E21 N18 STP=[YR=2007] E3 N3 W3 S3$ N3 W12 N2 W2 S2 W7 S19$ N3 W6 S2$ N2 E6 N16 E7 N2 E2 S2 E12 N40$.

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
1	0811	CONCRETE B	0	100	0	0	716.00	SF	5.20	5.20	100	2007	2007	3	89	3,314	
2	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	2009	2009	3	45	1,620	

LAND DESCRIPTION

TOTAL OB/XF 4,934

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	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