LOT 33
TIMBER CREEK PLANTATION #2
PB 7/165

ETIENNE STEVEN & JENNIFER S
75113 RAVENWOOD DR
YULEE, FL 32097

2023

11-2N-26-2051-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

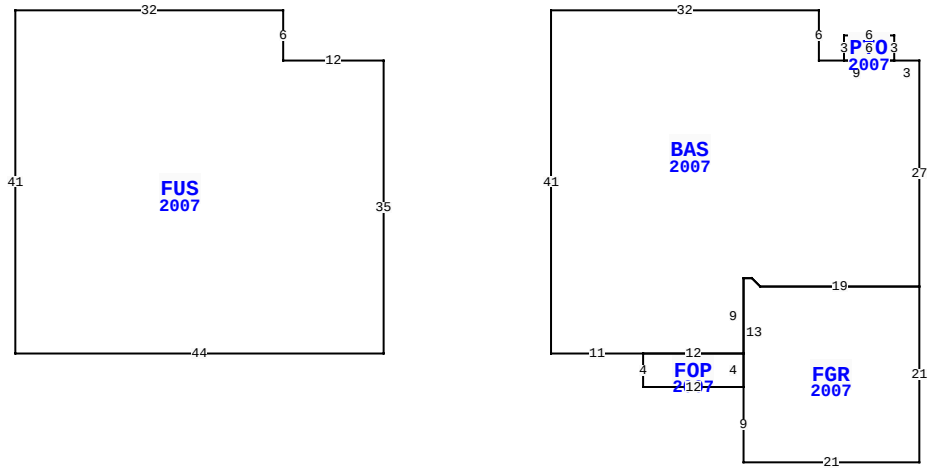
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,563	100	1,563	123,310
FGR	443	55	244	19,250
FOP	48	30	14	1,104
FUS	1,732	100	1,732	136,643
PTO	18	5	1	79
TOTALS	3,804		3,554	280,387

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,554	94.5000	85.29	303,121	2007	2007	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2021 Heated Area: 3295 HX Base Yr



75113 RAVENWOOD DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		280,387
TOTAL MARKET OB/XF VALUE		26,140
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		361,527
SOH/AGL Deduction		0
ASSESSED VALUE		361,527
TOTAL EXEMPTION VALUE	13	361,527
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		361,527
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,234

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006863	XFOB	19,161	05/03/2022
B0720429	SWIM POOL	0	08/23/2007
M12157	MECH OTHER	0	10/01/2006
C18509	CO ISSUED	0	09/01/2006
R09707	REPAIR/RRF	2,000	09/01/2006
B18509	NEW CONSTR	245,388	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2342/1496	1/31/2020	WD	Q	I	01	292,500
GRANTOR: HOPKINS ANDREW T & CA						
GRANTEE: ETIENNE STEVEN & JE						
2079/0419	10/19/2016	WD	Q	I	01	250,000
GRANTOR: WATSON EDDIE L JR & E						
GRANTEE: HOPKINS ANDREW T &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W3 PTO=[YR=2007] N3W6S3E6$ W9 N6 W32 S41 E11 FOP=[YR=2007] S4 E12 FGR=[YR=2007] S9 E21 N21 W19 L1 U1 W1 S13$ N4 W12$ E12 N9 E1 D1 R1 E19 N27$ PTR=W64 FUS=[YR=2007] W12 N6 W32 S41 E44 N35$ E64$.

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	722.00	SF	5.20	5.20	100	2007	2007	3	89	3,341	
2	1076	TRELLIS A	0	100	11	3	33.00	SF	7.50	7.50	100	2007	2007	3	52	129	
3	0810	CONCRETE A	0	100	21	2	42.00	SF	6.50	6.50	100	2007	2007	3	89	243	
4	0861	POOL GUNIT	0	100	0	0	288.00	SF	85.00	85.00	100	2008	2008	3	56	13,709	
5	0855	CONC PAVER	0	100	0	0	466.00	SF	10.00	10.00	100	2008	2008	3	90	4,194	
6	0910	SCRN RM L	0	100	29	26	754.00	SF	15.00	15.00	100	2008	2008	3	40	4,524	

LAND DESCRIPTION

TOTAL OB/XF 26,140

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 02/01/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS