

LOT 34
IN OR 1503/1715
TIMBER CREEK PLANTATION #2

TUCEI NATHAN D & JULIA F
75123 RAVENWOOD DRIVE
YULEE, FL 32097

2023

11-2N-26-2051-0034-0000



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 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	2,204	100	2,204	188,988
FGR	441	55	243	20,837
FOP	105	30	32	2,744
FSP	100	40	40	3,430
PTO	160	5	8	686
STP	9	10	1	86

TOTALS	3,019		2,528	216,770
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	729.00	SF	5.20
2	0910	SCRN RM L	0	100	16	10	160.00	SF	15.00
3	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00
4	1242	WD DECK A	0	100	10	5	50.00	SF	10.00

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

REVIEW DATE 01/30/2018 BY KBX

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,528	102.7200	92.70	234,346	2007	2007	0	0	0	7.50	92.50
1 SINGLE FAM - 100% - 2008 Heated Area: 2204 HX Base Yr 2008												

BLD DATE	01/30/2013	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
75123 RAVENWOOD DR, YULEE				

TOTAL OB/XF												
6,049												

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			216,770
TOTAL MARKET OB/XF VALUE			6,049
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			277,819
SOH/AGL Deduction			116,398
ASSESSED VALUE			161,421
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			111,421
TOTAL JUST VALUE			277,819
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			234,049

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18864	ELEC OTHER	1,500	03/01/2007
M12746	MECH OTHER	0	03/01/2007
C19420	CO ISSUED	0	02/01/2007
R10065	REPAIR/RRF	2,000	02/01/2007
B19420	NEW CONSTR	194,832	02/01/2007
P12133	OTHER	0	02/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1503/1715	6/06/2007	WD	Q	I	
GRANTOR: KB HOME JACKSONVILLE					SALE PRICE
GRANTEE: TUCEI NATHAN D & JU					
1451/0568	10/11/2006	WD	U	V	19
GRANTOR: TIMBER CREEK LLC					218,400
GRANTEE: KB HOME JACKSONVILL					136,300

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W9 U2 L2 W8 D2 L2 W2 FSP=[YR=2012] N10 W10									
PTO=[YR=2007] W16 S10 E16 N10\$ S10 E10\$ W26 S45									
FOP=[YR=2007] S5 E21 N5 W21\$ E28 FGR=[YR=2007] S20 E21 N18									
STP=[YR=2007] E3 N3 W3 S3\$ N3 W21 S1 \$ N1 E21 N44\$.									

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