LOT 35
TIMBER CREEK PLANTATION #2
PB 7/165

JOHNSON WILLIAM P JR
75133 RAVENWOOD DR
YULEE, FL 32097

2023

11-2N-26-2051-0035-0000

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

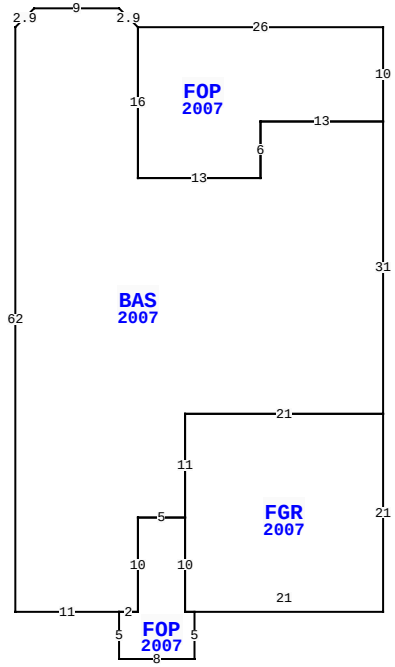
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,611	100	1,611	145,998
FGR	441	55	243	22,022
FOP	90	30	27	2,447
FOP	338	30	101	9,153
TOTALS	2,480		1,982	179,620

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,982	106.8200	96.41	191,085	2007	2010	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1611 HX Base Yr 2022



75133 RAVENWOOD DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		179,620
TOTAL MARKET OB/XF VALUE		25,000
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		259,620
SOH/AGL Deduction		45,322
ASSESSED VALUE		214,298
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		164,298
TOTAL JUST VALUE		259,620
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,703

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2210273	REPAIR/RRF	19,099	11/01/2022
B20484	SCRN RM	7,800	09/01/2007
B20429	SWIM POOL	35,035	08/01/2007
E18357	ELEC OTHER	1,500	11/01/2006
M12243	MECH OTHER	0	11/01/2006
P11654	OTHER	0	10/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2418/1281	12/17/2020	WD	Q	I	01	261,000
GRANTOR: LINDLEY CLARA B & DEL						
GRANTEE: JOHNSON WILLIAM P J						
1481/1423	2/28/2007	WD	Q	I		220,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: LINDLEY CLARA B & D						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2007] W26 BAS=[YR=2007] U2 L2 W9 D2 L2 S62 E11
FOP=[YR=2007] S5 E8 N5 W1 N10 W5 S10 W2$ E2 N10 E5
FGR=[YR=2007] S10 E21 N21 W21 S11$ N11 E21 N31 W13 S6 W13 N16$ S16 E13 N6 E13 N10$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	92	1,840	
2	0811	CONCRETE B	0	100	0	0	743.00	SF	5.20	5.20	100	2007	2007	3	89	3,439	
3	0861	POOL GUNIT	0	100	0	0	253.00	SF	85.00	85.00	100	2007	2007	3	52	11,183	
4	0911	SCRN RM A	0	100	0	0	864.00	SF	17.50	17.50	100	2007	2007	3	35	5,292	
5	0845	KOOL DECK	0	100	0	0	503.00	SF	7.25	7.25	100	2007	2007	3	89	3,246	

LAND DESCRIPTION

TOTAL OB/XF 25,000

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