LOT 36
TIMBER CREEK PLANTATION #2
PB 7/165

CARLAN DANIEL/LOVELADY APRIL
75143 RAVENWOOD DRIVE
YULEE, FL 32097

2023

11-2N-26-2051-0036-0000

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	11	CLAY TILE 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

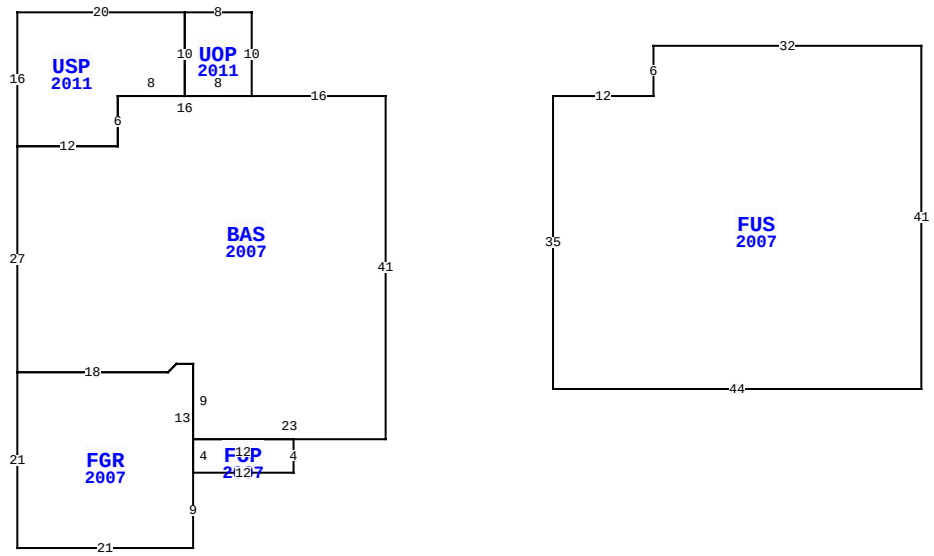
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,562	100	1,562	127,797
FGR	444	55	244	19,963
FOP	48	30	14	1,145
FUS	1,732	100	1,732	141,705
UOP	80	20	16	1,309
USP	272	30	82	6,709
TOTALS	4,138		3,650	298,629

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,650	98.0100	88.45	322,842	2007	2007	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2021 Heated Area: 3294 HX Base Yr 2021



75143 RAVENWOOD DR, YULEE

BLD DATE	11/27/2007 JM	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		298,629
TOTAL MARKET OB/XF VALUE		10,741
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		364,370
SOH/AGL Deduction		72,585
ASSESSED VALUE		291,785
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		241,785
TOTAL JUST VALUE		364,370
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,666

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24454	ADDITION	7,500	03/01/2011
E18093	ELEC OTHER	1,500	09/01/2006
M12068	MECH OTHER	0	09/01/2006
C18337	CO ISSUED	0	08/01/2006
B18337	NEW CONSTR	260,700	08/01/2006
P11466	OTHER	0	08/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2349/0799	3/13/2020	WD	Q	I	01	305,000
GRANTOR: TURNMIRE JOHN H & LES						
GRANTEE: CARLAN DANIEL & APR						
1476/0727	2/02/2007	WD	Q	I		287,600
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: TURNMIRE JOHN H & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W16 UOP=[YR=2011] N10 W8 USP=[YR=2011] W20 S16 E12 N6 E8 N10$ S10 E8$ W16 S6 W12 S27 FGR=[YR=2007] S21 E21 N9 FOP=[YR=2007] E12 N4 W12 S4$ N13 W2 D1 L1 W18$ E18 R1 U1 E2 S9 E23 N41$ PTR=E20 FUS=[YR=2007] E12 N6 E32 S41 W44 N35$ W20$.

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	744.00	SF	5.20	5.20	100	2007	2007	3	89	3,443	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	92	1,840	
3	0940	SHEDS/PORT	0	100	16	12	192.00	SF	19.50	19.50	100	2011	2011	3	55	2,059	
4	1242	WD DECK A	0	100	0	0	582.00	SF	10.00	10.00	100	2011	2011	3	55	3,201	
5	1242	WD DECK A	0	100	0	0	36.00	SF	10.00	10.00	100	2011	2011	3	55	198	

LAND DESCRIPTION

TOTAL OB/XF 10,741

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			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