LOT 37
TIMBER CREEK PLANTATION #2
PB 7/165

WOOD JOSEPH D III & SAMANTHA Z
75153 RAVENWOOD DR
YULEE, FL 32097

2023

11-2N-26-2051-0037-0000

BUILDING CHARACTERISTICS

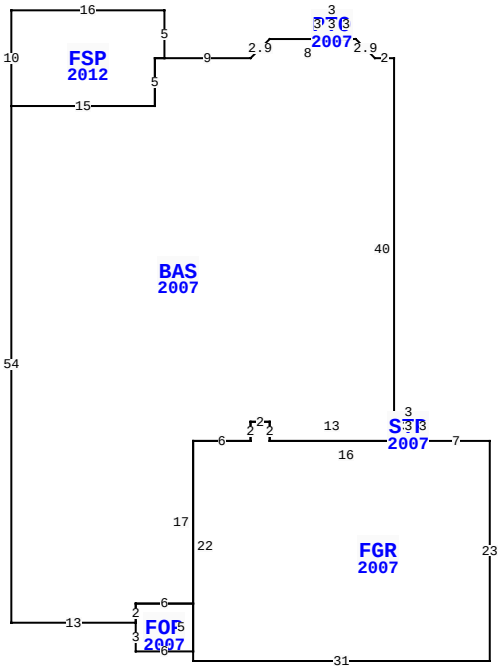
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,892	100	1,892	160,393
FGR	717	55	394	33,401
FOP	30	30	9	763
FSP	155	40	62	5,256
PTO	9	5	0	0
STP	9	10	1	85
TOTALS	2,812		2,358	199,897

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,358	105.8400	95.52	225,236	2007	2007	0	0	0	11.25	88.75

1 SINGLE FAM – 100% - 2022 Heated Area: 1892 HX Base Yr 2022



BLD DATE	01/28/2013	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

75153 RAVENWOOD DR, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		199,897
TOTAL MARKET OB/XF VALUE		6,352
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		261,249
SOH/AGL Deduction		34,733
ASSESSED VALUE		226,516
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		176,516
TOTAL JUST VALUE		261,249
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18239	ELEC OTHER	1,500	10/01/2006
M12154	MECH OTHER	0	10/01/2006
C18516	CO ISSUED	163,680	09/01/2006
R09714	REPAIR/RRF	2,000	09/01/2006
B18516	NEW CONSTR	163,680	09/01/2006
P11567	OTHER	0	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2402/0096	10/16/2020	WD	Q	I	01	245,000
GRANTOR: BEIDEMAN MICHELE R &						
GRANTEE: WOOD JOSEPH D III &						
1516/1842	8/03/2007	WD	Q	I		234,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: BEIDEMAN MICHELE R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W2 U2 L2 W1 PTO=[YR=2007] N3 W3 S3 E3$ W8 D2 L2 W9 FSP=[YR=2012] N5 W16 S10 E15 N5 E1$ W1 S5 W15 S54 E13 FOP=[YR=2007] S3 E6 FGR=[YR=2007] S1 E31 N23 W7 STP=[YR=2007] N3 W3 S3 E3$ W16 N2 W2 S2 W6 S22$ N5 W6 S2$ N2 E6 N17 E6 N2 E2 S2 E13 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	975.00	SF	5.20	5.20	100	2007	2007	3	89	4,512	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	92	1,840	

LAND DESCRIPTION

TOTAL OB/XF 6,352

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