LOT 39
IN OR 1508/1963
TIMBER CREEK PLANTATION #2

TOWNSEND MARC & KATHLEEN
75173 RAVENWOOD DRIVE
YULEE, FL 32097

2023

11-2N-26-2051-0039-0000

BUILDING CHARACTERISTICS

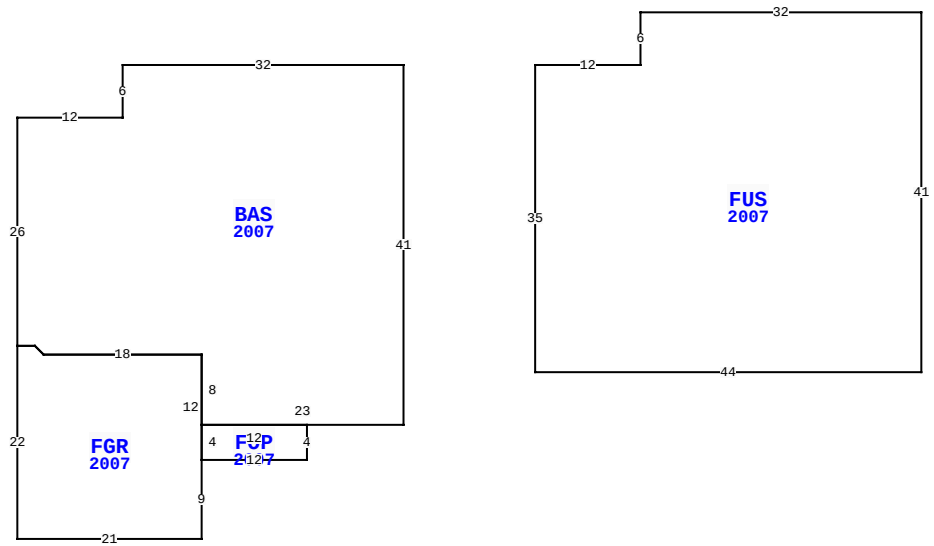
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	129,179
FGR	444	55	244	20,179
FOP	48	30	14	1,158
FUS	1,732	100	1,732	143,237
TOTALS	3,786		3,552	293,753

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,552	98.0100	88.45	314,174	2007	2009	0	0	0	6.50	93.50

1 SINGLE FAM – 100% - 2008 Heated Area: 3294 HX Base Yr 2008



75173 RAVENWOOD DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		293,753
TOTAL MARKET OB/XF VALUE		3,718
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		352,471
SOH/AGL Deduction		150,320
ASSESSED VALUE		202,151
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		152,151
TOTAL JUST VALUE		352,471
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,672

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2211450	REPAIR/RRF	7,000	12/01/2022
21014564	REPAIR/RRF	0	10/21/2021
E18406	ELEC OTHER	1,500	11/01/2006
M12268	MECH OTHER	0	11/01/2006
C18570	CO ISSUED	0	09/01/2006
R09754	REPAIR/RRF	2,000	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1508/1963	6/29/2007	WD	Q	I		252,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: TOWNSEND MARC & KAT						
1439/0865	8/25/2006	WD	U	V	19	180,300
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W32 S6 W12 S26 FGR=[YR=2007] S22 E21 N9
FOP=[YR=2007] E12 N4 W12 S4$ N12 W18 U1 L1 W2$ E2 R1 D1
E18 S8 E23 N41$ PTR= E15 FUS=[YR=2007] E12 N6 E32 S41 W44
N35$ W15$. S41 W44 N35$ W15$.

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	699.00	SF	5.20	5.20	100	2007	2007	3	89	3,235	
2	0851	PATIO STON	0	100	13	12	156.00	SF	0.75	0.75	100	2008	2008	3	90	105	
3	0858	SCULP CONC	0	100	15	2	30.00	SF	13.00	13.00	100	2008	2008	3	97	378	

LAND DESCRIPTION

TOTAL OB/XF 3,718

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