LOT 42
TIMBER CREEK PLANTATION #2
PB 7/165

VAIL JOHN M & SHANNON
75231 RAVENWOOD DR
YULEE, FL 32097

2023

11-2N-26-2051-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

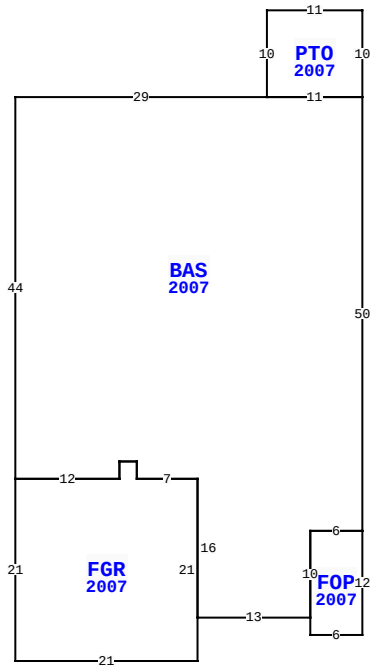
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,000	100	2,000	178,359
FGR	445	55	245	21,849
FOP	72	30	22	1,962
PTO	110	5	6	535
TOTALS	2,627		2,273	202,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,273	106.8200	96.41	219,140	2007	2007	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2000 HX Base Yr 2022



75231 RAVENWOOD DR, YULEE

BLD DATE	01/31/2013	KK	LGL DATE	
XF DATE	11/27/2007	JM	LAND DATE	11/27/2007 JM
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		202,704
TOTAL MARKET OB/XF VALUE		3,212
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		260,916
SOH/AGL Deduction		33,374
ASSESSED VALUE		227,542
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		177,542
TOTAL JUST VALUE		260,916
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,915

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19446	ELEC OTHER	1,500	06/01/2007
M13030	MECH OTHER	0	06/01/2007
C19786	CO ISSUED	173,052	04/01/2007
B19786	NEW CONSTR	173,052	04/01/2007
P12328	OTHER	0	04/01/2007
R10290	REPAIR/RRF	2,000	04/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2387/0615	8/12/2020	WD	Q	I	01	239,000
GRANTOR: CANNON PAUL K III & N						
GRANTEE: VAIL JOHN M & SHANN						
1934/0505	7/30/2014	SW	U	I	12	156,500
GRANTOR: VYSTAR CREDIT UNION						
GRANTEE: CANNON PAUL K III						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2007] W11 S10 BAS=[YR=2007] W29 S44 FGR=[YR=2007] S21 E21 N21 W7 N2 W2S2 W12$ E12 N2 E2 S2 E7 S16 E13 FOP=[YR=2007] S2 E6 N12 W6 S10$ N10 E6 N50 W11$ E11 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	0811	CONCRETE B	0	100	0	0	694.00	SF	5.20	5.20	100	2007	2007	3	89	3,212	

LAND DESCRIPTION

TOTAL OB/XF 3,212

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