LOT 45
IN OR 2081/348
TIMBER CREEK PLANTATION #2

NORMILE MICHAEL JR & CARRIE
75267 RAVENWOOD DRIVE
YULEE, FL 32097

2023

11-2N-26-2051-0045-0000

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

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 80
Interior Floo	08	SHT VINYL 20
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

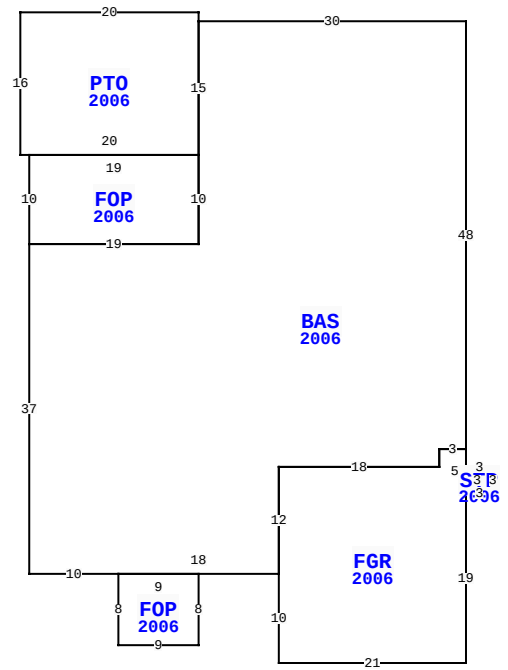
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,305	100	2,305	194,756
FGR	468	55	257	21,715
FOP	72	30	22	1,858
FOP	190	30	57	4,816
PTO	320	5	16	1,351
STP	9	10	1	85
TOTALS	3,364		2,658	224,582

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,658	101.7600	91.84	244,111	2006	2006	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2017 Heated Area: 2305 HX Base Yr 2017



75267 RAVENWOOD DR, YULEE

BLD DATE	01/31/2013	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		224,582
TOTAL MARKET OB/XF VALUE		3,061
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		282,643
SOH/AGL Deduction		96,243
ASSESSED VALUE		186,400
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		136,400
TOTAL JUST VALUE		282,643
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,133

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17938	ELEC OTHER	1,500	08/01/2006
M11926	MECH OTHER	0	08/01/2006
C18190	CO ISSUED	216,150	07/01/2006
P11374	OTHER	0	07/01/2006
R09525	REPAIR/RRF	2,000	07/01/2006
B18190	NEW CONSTR	216,150	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2081/0348	10/31/2016	WD	Q	I	01	221,000
GRANTOR: BEREI JOSEPH L						
GRANTEE: NORMILE MICHAEL JR						
1471/1249	1/12/2007	WD	Q	I		241,200
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: BEREI JOSEPH L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W30 PTO=[YR=2006] N1 W20 S16 E20 N15$ S15 FOP=[YR=2006] W19 S10 E19 N10$S10 W19 S37 E10 FOP=[YR=2006] S8 E9 N8 W9$ E18 FGR=[YR=2006] S10 E21 N19 STP=[YR=2006] E3 N3W3S3$N5 W3 S2 W18 S12$ N12 E18 N2 E3 N48$.

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	669.00	SF	5.20	5.20	100	2006	2006	3	88	3,061	

LAND DESCRIPTION

TOTAL OB/XF 3,061

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