LOT 46
IN OR 1486/1151
TIMBER CREEK PLANTATION #2

MAYFIELD CHAD A & JOSEFINA M
75277 RAVENWOOD DRIVE
YULEE, FL 32097

2023

11-2N-26-2051-0046-0000

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

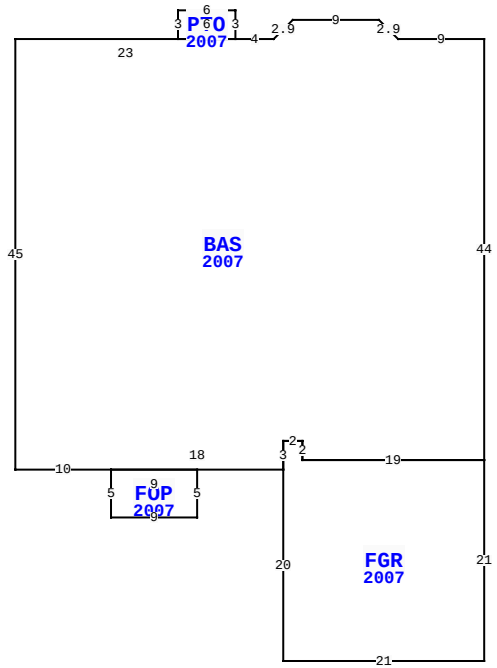
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,202	100	2,202	188,816
FGR	445	55	245	21,009
FOP	45	30	14	1,201
PTO	18	5	1	86
TOTALS	2,710		2,462	211,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,462	102.7200	92.70	228,227	2007	2007	0	0	0	7.50	92.50

1 SINGLE FAM – 0% - 0 Heated Area: 2202 HX Base Yr



75277 RAVENWOOD DR, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	211,110
TOTAL MARKET OB/XF VALUE	3,584
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	269,694
SOH/AGL Deduction	29,267
ASSESSED VALUE	240,427
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	240,427
TOTAL JUST VALUE	269,694
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	228,223

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18567	ELEC OTHER	1,500	01/01/2007
M12349	MECH OTHER	0	01/01/2007
124309	OTHER	0	12/01/2006
P11809	OTHER	0	12/01/2006
C18850	CO ISSUED	0	11/01/2006
B18850	NEW CONSTR	174,108	11/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1486/1151	3/21/2007	WD	Q	I		203,900
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: MAYFIELD CHAD A & J						
1451/0568	10/11/2006	WD	U	V	19	136,300
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W9 U2 L2 W9 D2 L2 W4 PTO=[YR=2007] N3 W6 S3 E6$ W23 S45 E10 FOP=[YR=2007] S5 E9 N5 W9$ E18 FGR=[YR=2007] S20 E21 N21 W19 N2 W2 S3$ N3 E2 S2 E19 N44$.

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	0	0	0	739.00	SF	5.20	5.20	100	2007	2007	3	89	3,420	
2	0851	PATIO STON	0	0	0	0	238.00	SF	0.75	0.75	100	2010	2010	3	92	164	

LAND DESCRIPTION

TOTAL OB/XF 3,584

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	0	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