LOT 49
TIMBER CREEK PLANTATION #2
PB 7/165

FULLER JEREME LASHE
75309 RAVENWOOD DRIVE
YULEE, FL 32097

2023

11-2N-26-2051-0049-0000

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 80
Interior Floo	08	SHT VINYL 20
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

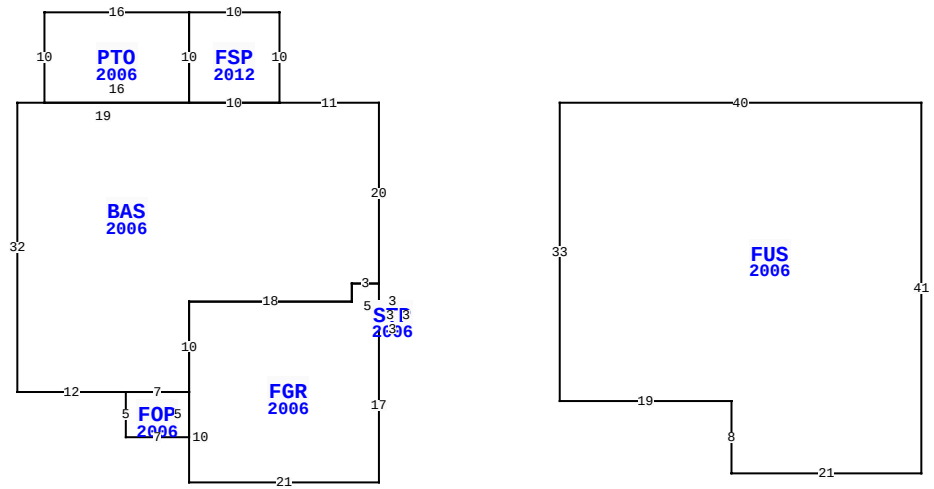
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	93,208
FGR	426	55	234	20,499
FOP	35	30	10	876
FSP	100	40	40	3,504
FUS	1,488	100	1,488	130,351
PTO	160	5	8	701
STP	9	10	1	88
TOTALS	3,282		2,845	249,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,845	102.7200	92.70	263,732	2006	2011	0	0	0	5.50	94.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2552 HX Base Yr 2022



75309 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		249,227
TOTAL MARKET OB/XF VALUE		2,952
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		307,179
SOH/AGL Deduction		39,658
ASSESSED VALUE		267,521
TOTAL EXEMPTION VALUE	HX HB XM DM	94,696
BASE TAXABLE VALUE		172,825
TOTAL JUST VALUE		307,179
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000501	REPAIR/RRF	7,900	01/19/2021
E18013	ELEC OTHER	1,500	09/01/2006
M12050	MECH OTHER	0	09/01/2006
C18339	CO ISSUED	211,596	08/01/2006
B18339	NEW CONSTR	211,596	08/01/2006
P11457	OTHER	0	08/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2433/1367	2/02/2021	WD	Q	I	01	315,000
GRANTOR: ROBINSON AUSTIN T & T						
GRANTEE: FULLER JEREME LASHE						
2211/0427	7/13/2018	WD	Q	I	01	236,000
GRANTOR: AUSTIN ERIC B & MELIS						
GRANTEE: ROBINSON AUSTIN T &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W11 FSP=[YR=2012] N10 W10 S10 E10$ W10
PTO=[YR=2006] N10 W16 S10 E16$ W19 S32 E12 FOP=[YR=2006] S5
E7 N5W7$ E7 FGR=[YR=2006] S10 E21 N17 STP=[YR=2006] E3 N3 W3
S3$ N5 W3 S2 W18 S10$ N10 E18 N2 E3 N20$ PTR=E20
FUS=[YR=2006] E40 S41 W21 N8 W19 N33$ W20$.

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	645.00	SF	5.20	5.20	100	2006	2006	3	88	2,952	

LAND DESCRIPTION

TOTAL OB/XF 2,952

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 06/29/2021 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS