LOT 51
IN OR 1453/1548
TIMBER CREEK PLANTATION #2

PEPE ANTHONY J
75339 RAVENWOOD DRIVE
YULEE, FL 32097

2023

11-2N-26-2051-0051-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

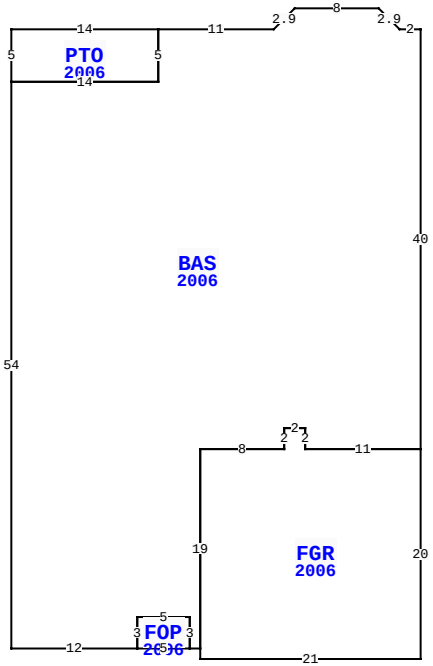
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,833	100	1,833	161,081
FGR	424	55	233	20,476
FOP	15	30	4	351
PTO	70	5	4	351
TOTALS	2,342		2,074	182,259

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,074	105.8400	95.52	198,108	2006	2006	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2007 Heated Area: 1833 HX Base Yr 2007



75339 RAVENWOOD DR, YULEE

BLD DATE	02/23/2007 JM	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		182,259
TOTAL MARKET OB/XF VALUE		2,970
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		240,229
SOH/AGL Deduction		101,747
ASSESSED VALUE		138,482
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		88,482
TOTAL JUST VALUE		240,229
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,804

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17570	NEW CONSTR	136,893	10/18/2006
E17230	ELEC OTHER	1,500	05/01/2006
M11526	MECH OTHER	0	05/01/2006
P11037	OTHER	0	04/01/2006
R09178	REPAIR/RRF	2,000	04/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1453/1548	10/20/2006	WD	Q	I		215,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: PEPE ANTHONY J						
1388/1119	2/13/2006	WD	U	V	19	269,400
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W2 L2 U2 W8 D2 L2 W11 PTO=[YR=2006] W14 S5 E14 N5$ S5 W14 S54 E12 FOP=[YR=2006] E5 N3 W5 S3$N3 E5 S3 E1 FGR=[YR=2006] S1 E21 N20 W11 N2 W2 S2 W8 S19$ N19 E8 N2 E2 S2 E11 N40$.

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	649.00	SF	5.20	5.20	100	2006	2006	3	88	2,970	

LAND DESCRIPTION

TOTAL OB/XF 2,970

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	0006		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