LOT 52
IN OR 2021/1087
TIMBER CREEK PLANTATION #2

RIDDELL JOHN E IV & LINDSAY ANN
75349 RAVENWOOD DR
YULEE, FL 32097

2023

11-2N-26-2051-0052-0000

BUILDING CHARACTERISTICS

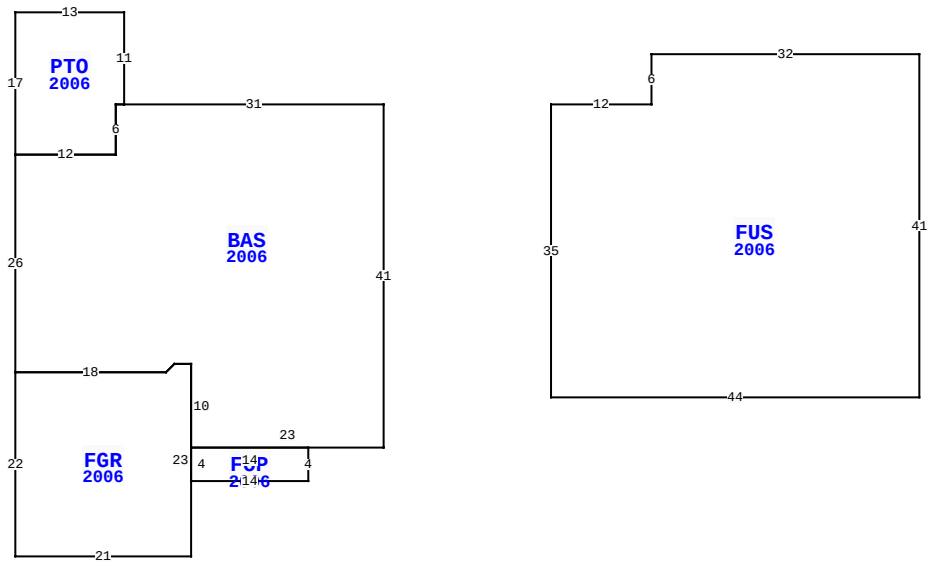
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,541	100	1,541	123,908
FGR	465	55	256	20,584
FOP	56	30	17	1,367
FUS	1,732	100	1,732	139,267
PTO	215	5	11	884
TOTALS	4,009		3,557	286,011

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,557	96.8400	87.40	310,882	2006	2006	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2017 Heated Area: 3273 HX Base Yr 2017



75349 RAVENWOOD DR, YULEE

BLD DATE	02/27/2007 JM	LGL DATE	
XF DATE	02/27/2007 JM	LAND DATE	02/27/2007 JM
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		286,011
TOTAL MARKET OB/XF VALUE		4,551
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		345,562
SOH/AGL Deduction		135,141
ASSESSED VALUE		210,421
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		160,421
TOTAL JUST VALUE		345,562
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,501

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17680	ELEC OTHER	1,500	07/01/2006
M11785	MECH OTHER	0	07/01/2006
C17705	CO ISSUED	230,333	05/01/2006
P11129	OTHER	0	05/01/2006
R09266	REPAIR/RRF	2,000	05/01/2006
B17705	NEW CONSTR	230,333	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2021/1087	12/30/2015	SW	U	I	12	207,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: RIDDELL JOHN ELLIOT						
1970/1724	3/30/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W31 PTO=[YR=2006] N11 W13 S17 E12 N6 E1$ W1 S6 W12 S26 FGR=[YR=2006] S22 E21 N23 W2 D1 L1 W18$ E18 R1 U1 E2 S10 FOP=[YR=2006] S4 E14 N4 W14$ E23 N41$ PTR= E20 FUS=[YR=2006] E12 N6 E32 S41 W44 N 35$ W20$.

EXTRA FEATURES

L N	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	0812	CONCRETE C	0	100	0	0	1,293.00	SF	4.00	4.00	100	2006	2006	3	88	4,551	

LAND DESCRIPTION

TOTAL OB/XF 4,551

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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