LOT 53
TIMBER CREEK PLANTATION #2
PB 7/165

SPELL ALICIA N
75363 RAVENWOOD DR
YULEE, FL 32097

2023

11-2N-26-2051-0053-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

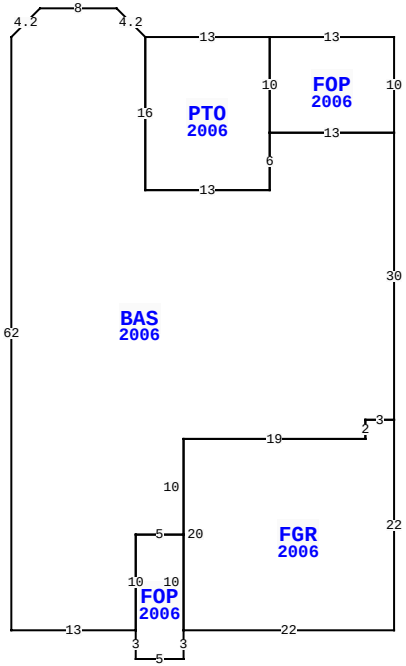
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	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	1,679	100	1,679	151,641
FGR	446	55	245	22,128
FOP	65	30	20	1,806
FOP	130	30	39	3,523
PTO	208	5	10	903
TOTALS	2,528		1,993	180,001

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,993	108.7800	98.17	195,653	2006	2006	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1679 HX Base Yr 2022



75363 RAVENWOOD DR, YULEE

BLD DATE	01/31/2013 KK	LGL DATE	
XF DATE	02/27/2007 JM	LAND DATE	02/27/2007 JM
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		180,001
TOTAL MARKET OB/XF VALUE		3,574
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		238,575
SOH/AGL Deduction		30,369
ASSESSED VALUE		208,206
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		158,206
TOTAL JUST VALUE		238,575
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,142

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0611654	H/AC	0	06/01/2006
E0617455	ELEC OTHER	1,500	06/01/2006
P0611188	OTHER	0	06/01/2006
C17573	CO ISSUED	145,000	04/01/2006
B17573	NEW CONSTR	145,000	04/01/2006
R09180	REPAIR/RRF	2,000	04/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2350/0841	3/20/2020	WD	Q	I	01	210,000
GRANTOR: INGAM JAMES R JR & DE						
GRANTEE: SPELL ALICIA N						
2334/0367	1/23/2020	QC	U	I	11	100
GRANTOR: INGRAM JENNIFER L						
GRANTEE: INGRAM JAMES R JR						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] N10 W13 S10 E13$ BAS=[YR=2006] W13
PTO=[YR=2006] N10 W13 S16 E13 N6$ S6 W13 N16 L3 U3 W8 D3
L3 S62 E13 FOP=[YR=2006] S3 E5 N3 FGR=[YR=2006] E22 N22 W3 S2
W19 S20$ N10 W5 S10$ N10 E5 N10 E19 N2 E3 N30$.

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	781.00	SF	5.20	5.20	100	2006	2006	3	88	3,574	

LAND DESCRIPTION

TOTAL OB/XF 3,574

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