

LOT 54
TIMBER CREEK PLANTATION #2
PB 7/165

PETTERS LEO ALFRED & STEPHANIE
75365 RAVENWOOD DRIVE
YULEE, FL 32097

2023

11-2N-26-2051-0054-0000



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	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	2,156	100	2,156	187,720
FGR	420	55	231	20,113
FOP	45	30	14	1,219
FOP	110	30	33	2,873

TOTALS	2,731		2,434	211,926
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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
1	0811	CONCRETE B	0	0	0	729.00	SF	5.20	5.20	100	2006	2006	3	88

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	SFR	0	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00

REVIEW DATE 01/30/2018 BY KBX

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0100	01	2,434	104.8600	94.64	230,354	2006	2006	0	0	0	8.00	92.00		
1 SINGLE FAM - 0% - 0 Heated Area: 2156 HX Base Yr														
75365 RAVENWOOD DR, YULEE														
BLD DATE 01/31/2013 KK LGL DATE 02/27/2007 JM XF DATE 02/27/2007 JM INC DATE														

TOTAL OB/XF														
3,336														

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3,336														

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

NASSAU COUNTY PROPERTY														
PAGE 1 of 1														4
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										211,926				
TOTAL MARKET OB/XF VALUE										3,336				
TOTAL LAND VALUE - MARKET										55,000				
TOTAL MARKET VALUE										270,262				
SOH/AGL Deduction										29,314				
ASSESSED VALUE										240,948				
TOTAL EXEMPTION VALUE										0				
BASE TAXABLE VALUE										240,948				
TOTAL JUST VALUE										270,262				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										228,687				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0617452	ELEC OTHER	1,500	06/01/2006
M11529	MECH OTHER	0	05/01/2006
P11056	OTHER	0	05/01/2006
C17602	CO ISSUED	158,220	04/01/2006
B17602	NEW CONSTR	158,220	04/01/2006
R09209	REPAIR/RRF	2,000	04/01/2006

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2415/1696	12/03/2020	WD	Q	I	01	260,000			
GRANTOR:ROBINSON DENNIS D									
GRANTEE:PETTERS LEO ALFRED									
1454/1133	10/25/2006	WD	Q	I		226,500			
GRANTOR:KB HOME JACKSONVILLE									
GRANTEE:ROBINSON DENNIS D									

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2006] W23 FOP=[YR=2006] N10 W11 S10 E11\$ W26 S44 E10 FOP=[YR=2006] S5 E9 N5 W9\$ E18 FGR=[YR=2006] S20 E21 N20 W21\$ E21 N44\$.														