LOT 59
IN OR 2087/1933
TIMBER CREEK PLANTATION #2

GULLEDGE JOSEPH & LACY D
75338 RAVENWOOD DR
YULEE, FL 32097

2023

11-2N-26-2051-0059-0000

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

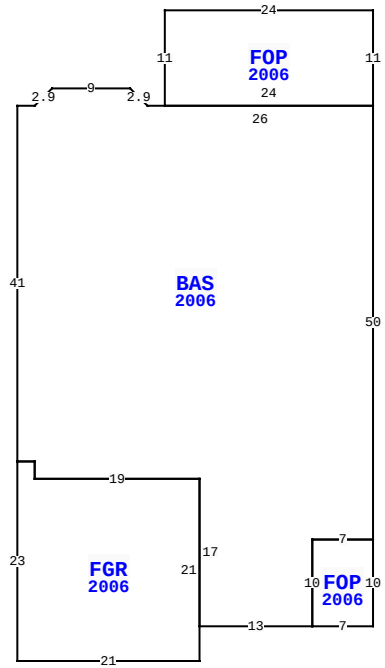
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,051	100	2,051	178,578
FGR	445	55	245	21,332
FOP	70	30	21	1,828
FOP	264	30	79	6,879
TOTALS	2,830		2,396	208,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,396	104.8600	94.64	226,757	2006	2006	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2017 Heated Area: 2051 HX Base Yr 2017



75338 RAVENWOOD DR, YULEE

BLD DATE	03/05/2007	JM	LGL DATE	
XF DATE	03/05/2007	JM	LAND DATE	03/05/2007 JM
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		208,616
TOTAL MARKET OB/XF VALUE		7,444
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		271,060
SOH/AGL Deduction		92,381
ASSESSED VALUE		178,679
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		128,679
TOTAL JUST VALUE		271,060
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,903

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0611583	H/AC	0	06/01/2006
E0617429	ELEC OTHER	1,500	06/01/2006
P11082	OTHER	0	05/01/2006
C17574	CO ISSUED	149,981	04/01/2006
B17574	NEW CONSTR	149,981	04/01/2006
R09181	REPAIR/RRF	2,000	04/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2087/1933	12/08/2016	WD	Q	I	01	188,000
GRANTOR: GORNIAK SAVERIO STANL						
GRANTEE: GULLEDGE JOSEPH & L						
2016/0050	2/24/2011	QC	U	I	11	100
GRANTOR: GORNIAK DENISE ELIZAB						
GRANTEE: GORNIAK SAVERIO STA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] N11 W24 S11 E24 $ BAS2 006= W26 L2 U2 W9 D2 L2 W2 S 41 FGR=[YR=2006] S23 E21 N21 W19 N2 W2$ E2 S2 E19 S17 E13 FOP2006 = E7 N10 W7 S10$ N10 E7 N50$.

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	731.00	SF	5.20	5.20	100	2006	2006	3	88	3,345	
2	0462	ST/AL FNC	0	100	0	0	732.00	SF	10.00	10.00	100	2008	2008	3	56	4,099	

LAND DESCRIPTION

TOTAL OB/XF 7,444

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