LOT 63
TIMBER CREEK PLANTATION #2
PB 7/165

BOLADIX EDA
P O BOX 459
YULEE, FL 32041

2023

11-2N-26-2051-0063-0000

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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

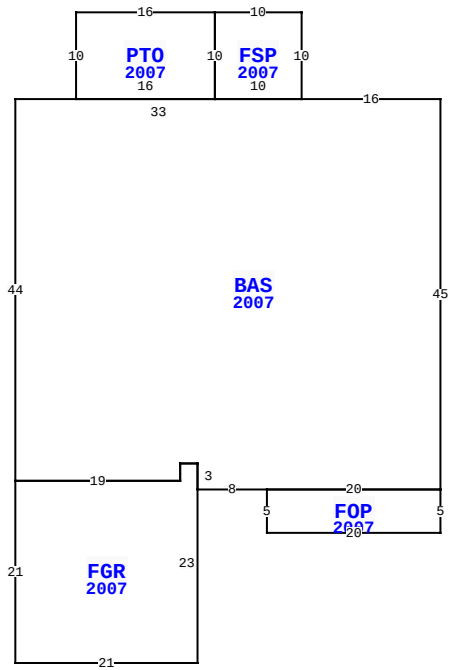
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,180	100	2,180	191,306
FGR	445	55	245	21,500
FOP	100	30	30	2,633
FSP	100	40	40	3,510
PTO	160	5	8	702
TOTALS	2,985		2,503	219,650

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,503	105.1200	94.87	237,460	2007	2007	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2008 Heated Area: 2180 HX Base Yr 2008



75296 RAVENWOOD DR, YULEE

BLD DATE	11/30/2007 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		219,650
TOTAL MARKET OB/XF VALUE		4,592
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		279,242
SOH/AGL Deduction		116,167
ASSESSED VALUE		163,075
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		113,075
TOTAL JUST VALUE		279,242
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,754

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22121	HURRICANE SHUTTER	7,250	12/01/2008
B20735	REMODEL	1,800	11/01/2007
E19444	ELEC OTHER	1,500	06/01/2007
M12981	MECH OTHER	0	06/01/2007
M12981	MECH OTHER	0	06/01/2007
C19846	CO ISSUED	0	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	8/31/2007	CN	Q	I		232,700
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: BOLADIX EDA						
1487/0984	3/26/2007	WD	U	V	19	512,900
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W16 FSP=[YR=2007] N10 W10 PTO=[YR=2007] W16 S10 E16 N10$ S10 E10$ W33 S44 FGR=[YR=2007] S21 E21 N23 W2 S2 W19$ E19 N2 E2 S3 E8 FOP=[YR=2007] S5 E20 N5 W20$ E20 N45$.

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	727.00	SF	5.20	5.20	100	2007	2007	3	89	3,365	
2	0462	ST/AL FNC	0	100	59	0	236.00	SF	10.00	10.00	100	2007	2007	3	52	1,227	

LAND DESCRIPTION

TOTAL OB/XF 4,592

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	000134	C	SFR POND	100			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