LOT 65
IN OR 1462/1521
TIMBER CREEK PLANTATION #2

HAFFNER JAMES M & BRENDA
75268 RAVENWOOD DRIVE
YULEE, FL 32097

2023

11-2N-26-2051-0065-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

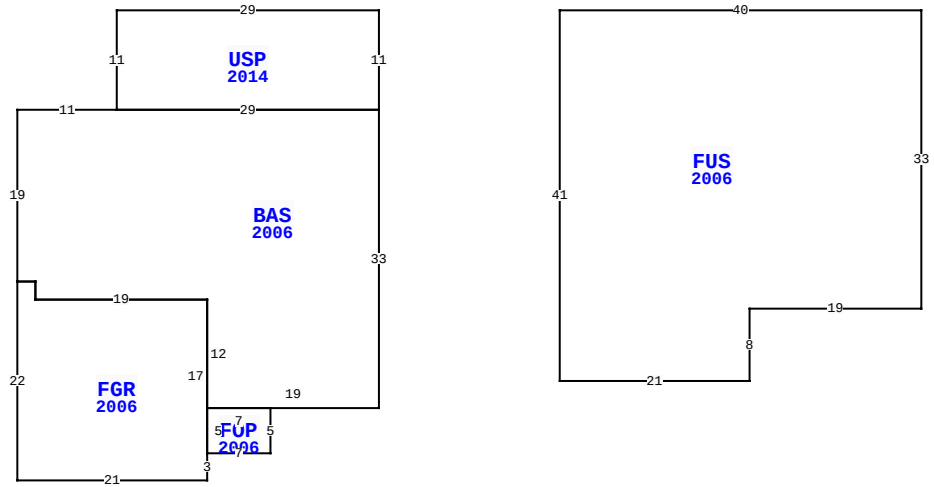
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	1,064	100	1,064	88,853
FGR	424	55	233	19,457
FOP	35	30	10	835
FUS	1,488	100	1,488	124,261
USP	319	30	96	8,017
TOTALS	3,330		2,891	241,423

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,891	100.5800	90.77	262,416	2006	2006	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2007 Heated Area: 2552 HX Base Yr 2007



75268 RAVENWOOD DR, YULEE

BLD DATE	02/01/2013 KK	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		241,423
TOTAL MARKET OB/XF VALUE		8,144
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		304,567
SOH/AGL Deduction		124,933
ASSESSED VALUE		179,634
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		129,634
TOTAL JUST VALUE		304,567
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327998	ADDITION	5,687	11/01/2013
E17939	ELEC OTHER	1,500	08/01/2006
M11925	MECH OTHER	0	08/01/2006
C18185	CO ISSUED	200,376	07/01/2006
P11373	OTHER	0	07/01/2006
R09520	REPAIR/RRF	2,000	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1462/1521	12/04/2006	WD	Q	I		254,800
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: HAFFNER JAMES M & B						
1416/1057	6/01/2006	WD	U	V	19	583,700
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2014] W29 S11 BAS=[YR=2006] W11 S19 FGR=[YR=2006] S22 E21 N3FOP=[YR=2006] E7 N5 W7 S5$ N17 W19 N2 W2$ E2 S2 E19 S12 E19 N33 W29$ E29 N11$ PTR=E20 FUS=[YR=2006] E40 S33 W19 S8 W21 N41$ W20$.

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	687.00	SF	5.20	5.20	100	2006	2006	3	88	3,144	
2	0855	CONC PAVER	0	100	0	0	500.00	SF	10.00	10.00	100	2021	2021	3	100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 8,144

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 02/01/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS