

PINKNEY MERDIS M
75110 RAVENWOOD DRIVE
YULEE, FL 32097

11-2N-26-2051-0104-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03WD FR STUC 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floor Interior Floor Air Condition Heating Type030514080304COMP SHNGL 100 DRYWALL 100 CARPET 70 SHT VINYL 30 CENTRAL 100 AIR DUCTED 100

Bedrooms Bathrooms Frame3 100 2 10002WOOD FRAME 100

Stories Units Occupancy1. 1. 100 0 10000NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA05

NEIGHBORHOOD/LOC5005.00

TOTALS2,2662,023180,409

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OBJ/XF MKT VALUENOTES

10811CONCRETE B010000603.00SF5.205.20100200720073892,791

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,023106.820096.41195,03720072007007.5092.50

1 SINGLE FAM - 100% - 2009Heated Area: 1766HX Base Yr 2009

BLD DATEXF DATEINC DATE02/01/2013KKLGL DATELAND DATEAG DATE

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE180,409

TOTAL MARKET OB/XF VALUE2,791

TOTAL LAND VALUE - MARKET55,000

TOTAL MARKET VALUE238,200

SOH/AGL Deduction99,512

ASSESSED VALUE138,688

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE88,688

TOTAL JUST VALUE238,200

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE202,084

SUBAREA MARKET VALUE

FGR2007BAS2007PTO2007FOP2007

SALES DATA

OFF RECORD NumberDATETYPEINSTQUVIRSN CD SALE PRICE

1545/15821/11/2008WDQU19196,500

GRANTOR: KB HOME JACKSONVILLE

GRANTEE: PINKNEY MERDIS M

1511/10577/10/2007WDUV19146,600

GRANTOR: TIMBER CREEK LLC

GRANTEE: KB HOME JACKSONVILL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W7 L2 U2 W1 PT0200 7= N3 W6 S3 E6\$ W6 D2 L2 W18 U2 L2 W9 D2 L2 W1 S29 FGR 2007= S23 E21 N14 FOP=[YR=2007] E7 N1 W1 N5 W6 S6\$ N7 W19 N2 W2\$ E2 S2 E19 S1 E6 S5 E11 S3 E12 N40 \$.

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000134CSFR POND10000030.000.001.00LT1.001.001.0055,000.0055,000.0055,000

REVIEW DATE01/30/2018BYKBXTotal Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000PRINTED 08/02/2023 BY SYS