LOT 105
IN OR 1989/1176
TIMBER CREEK PLANTATION #2

TYBURCZY JASON D & TIFFANY ANN
75120 RAVENWOOD DR
YULEE, FL 32097

2023

11-2N-26-2051-0105-0000

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	08	SHT VINYL 60
Interior Floo	14	CARPET 40
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

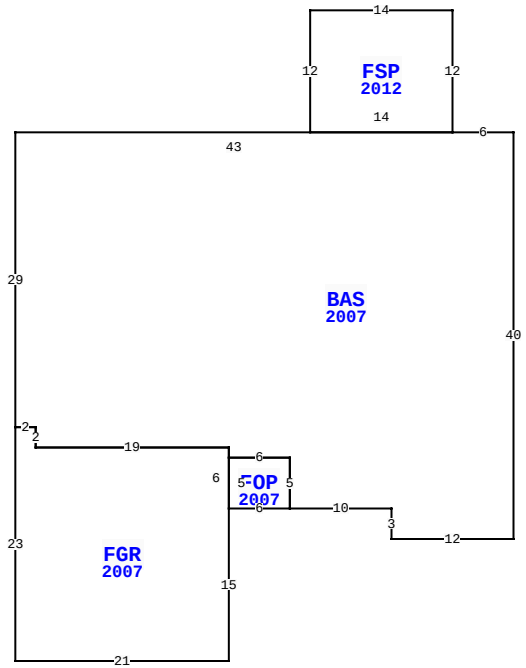
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,689	100	1,689	152,252
FGR	445	55	245	22,085
FOP	30	30	9	812
FSP	168	40	67	6,039
TOTALS	2,332		2,010	181,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,010	106.8200	96.41	193,784	2007	2009	0	0	0	6.50	93.50

1 SINGLE FAM – 100% - 2016 Heated Area: 1689 HX Base Yr 2016



75120 RAVENWOOD DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		181,188
TOTAL MARKET OB/XF VALUE		3,184
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		239,372
SOH/AGL Deduction		80,469
ASSESSED VALUE		158,903
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		108,903
TOTAL JUST VALUE		239,372
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,306

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R229258	REPAIR/RRF	17,616	10/01/2022
E19677	ELEC OTHER	1,500	07/01/2007
M13135	MECH OTHER	0	07/01/2007
P12435	OTHER	0	06/01/2007
C19974	CO ISSUED	141,702	05/01/2007
B19974	NEW CONSTR	141,702	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1989/1176	6/26/2015	WD	Q	I	01	176,000
GRANTOR: THRIFT WILLIAM & ALIS						
GRANTEE: TYBURCZY JASON D &						
1528/0910	10/03/2007	WD	Q	I		189,400
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: THRIFT WILLIAM & AL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W6 FSP=[YR=2012] N12 W14 S12
E14$W43S29FGR=[YR=2007] S23 E21 N15 FOP=[YR=2007] E6 N5 W6
S5$ N6 W19 N2 W2$ E2 S2 E19 S1 E6 S5 E10 S3 E12 N40$.

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	688.00	SF	5.20	5.20	100	2007	2007	3	89	3,184	

LAND DESCRIPTION

TOTAL OB/XF 3,184

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	0003		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