LOT 106
TIMBER CREEK PLANTATION #2
PB 7/165

LINGLE STEVEN A JR & JENNIFER
75136 RAVENWOOD DR
YULEE, FL 32097

2023

11-2N-26-2051-0106-0000

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	11	CLAY TILE 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

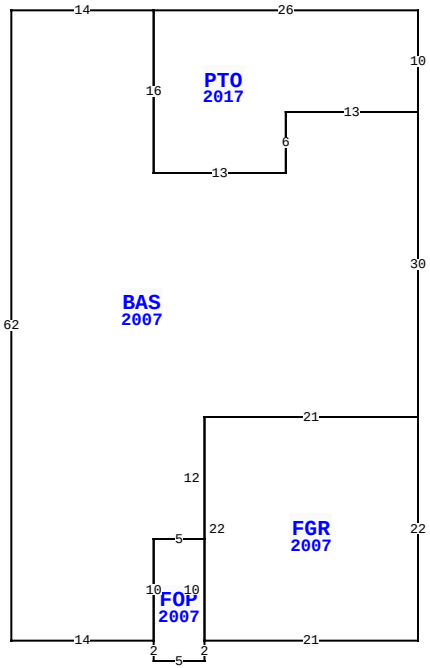
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,630	100	1,630	155,751
FGR	462	55	254	24,270
FOP	60	30	18	1,720
PTO	338	5	17	1,624
TOTALS	2,490		1,919	183,366

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,919	114.4640	103.30	198,233	2007	2007	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1630 HX Base Yr 2022



75136 RAVENWOOD DR, YULEE

BLD DATE	01/28/2013	KK	LGL DATE
XF DATE	11/27/2007	JM	LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		183,366
TOTAL MARKET OB/XF VALUE		3,300
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		241,666
SOH/AGL Deduction		45,530
ASSESSED VALUE		196,136
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		146,136
TOTAL JUST VALUE		241,666
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,808

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19763	ELEC OTHER	1,500	08/01/2007
M13184	MECH OTHER	0	08/01/2007
C20108	CO ISSUED	0	06/01/2007
R10490	REPAIR/RRF	2,000	06/01/2007
B20108	NEW CONSTR	138,996	06/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2470/0247	6/11/2021	WD	Q	I	01	274,500
GRANTOR: TAYLOR SHANNON M CONN						
GRANTEE: LINGLE STEVEN A JR						
1533/0477	10/31/2007	WD	Q	I		186,800
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: CONN SHANNON M & JU						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2017] W26 BAS=[YR=2007] W14 S62 E14 FOP=[YR=2007] S2 E5 N2 FGR=[YR=2007] E21 N22 W21 S22$ N10 W5 S10$ N10 E5 N12 E21 N30 W13 S6 W13 N16$ S16 E13 N6 E13 N10$.

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	2007	2007	3	89	3,179	
2	0810	CONCRETE A	0	100	7	3	21.00	SF	6.50	6.50	100	2007	2007	3	89	121	

LAND DESCRIPTION

TOTAL OB/XF 3,300

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