

LOT 108
IN OR 1528/747
TIMBER CREEK PLANTATION #2

KESLER JABIR J & ALICIA T
75168 RAVENWOOD DRIVE
YULEE, FL 32097

2023

11-2N-26-2051-0108-0000



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 70
Interior Floo	08	SHT VINYL 30
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	2,000	100	2,000	176,712
FGR	445	55	245	21,647
FOP	74	30	22	1,943
PTO	18	5	1	89
TOTALS	2,537		2,268	200,391

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0811	CONCRETE B	0 100	0	0	699.00	SF	5.20	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,268	105.8400	95.52	216,639	2007	2007	0	0	7.50	92.50
1 SINGLE FAM - 100% - 2008 Heated Area: 2000 HX Base Yr 2008											

75168 RAVENWOOD DR, YULEE	BLD DATE 02/01/2013	KK	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		200,391	
TOTAL MARKET OB/XF VALUE		3,235	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		258,626	
SOH/AGL Deduction		107,986	
ASSESSED VALUE		150,640	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		100,640	
TOTAL JUST VALUE		258,626	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		219,004	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19613	ELEC OTHER	1,500	07/01/2007
M13091	MECH OTHER	0	07/01/2007
C19932	CO ISSUED	166,452	05/01/2007
B19932	NEW CONSTR	166,452	05/01/2007
P12410	OTHER	0	05/01/2007
R10378	REPAIR/RRF	2,000	05/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1528/0747	10/03/2007	WD	Q	I		190,600	
GRANTOR: KB HOME JACKSONVILLE							
GRANTEE: KESLER JABIR J & AL							
1490/1956	4/09/2007	WD	U	V	19	327,300	
GRANTOR: TIMBER CREEK LLC							
GRANTEE: KB HOME JACKSONVILL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W31 PT0=[YR=2007] N3 W6 S3 E6\$ W9 S50 FOP=[YR=2007] S12 E7 N2 W1 N10 W6\$ E6 S10 E13 FGR=[YR=2007] S5 E21 N21 W12 N2 W2 S2 W7 S16 \$ N16 E7 N2 E2 S2 E12 N44\$.									

LAND DESCRIPTION										TOTAL OB/XF 3,235									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		