

REAGAN TROY & KIM
75180 RAVENWOOD DRIVE
YULEE, FL 32097

11-2N-26-2051-0109-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT		CD	16 WD FR STUC 100		0100 01		1,955		106.8200		96.41		188,482		2007		2009		0		0		6.50		93.50				
Exterior Wall		03	GABLE/HIP 100		1		SINGLE FAM - 100% - 2009		Heated Area: 1689		HX Base Yr 2009																		
Roof Structur		03	COMP SHNGL 100																										
Roof Cover		05	DRYWALL 100																										
Interior Wall		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		00	0 100																										
Occupancy		00	NONE 100																										
Quality		03	Quality Level 03																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA																										
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																								
PTO		250	5	12	1,082																								
TOTALS		2,414		1,955	176,231																								
EXTRA FEATURES										75180 RAVENWOOD DR, YULEE										BLD DATE									
																				XF DATE									
																				LGL DATE									
																				LAND DATE									
																				AG DATE									
L N		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													
2		0462	ST/AL FNC	0 100	0	0	740.00	SF	10.00	10.00	100	2008	2008	3	56	4,144													