

LOT 110
TIMBER CREEK PLANTATION #2
PB 7/165

RODRIGUEZ DENNI/ARANA LILIANA S
75192 RAVENWOOD DR
YULEE, FL 32097

2023

11-2N-26-2051-0110-0000



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

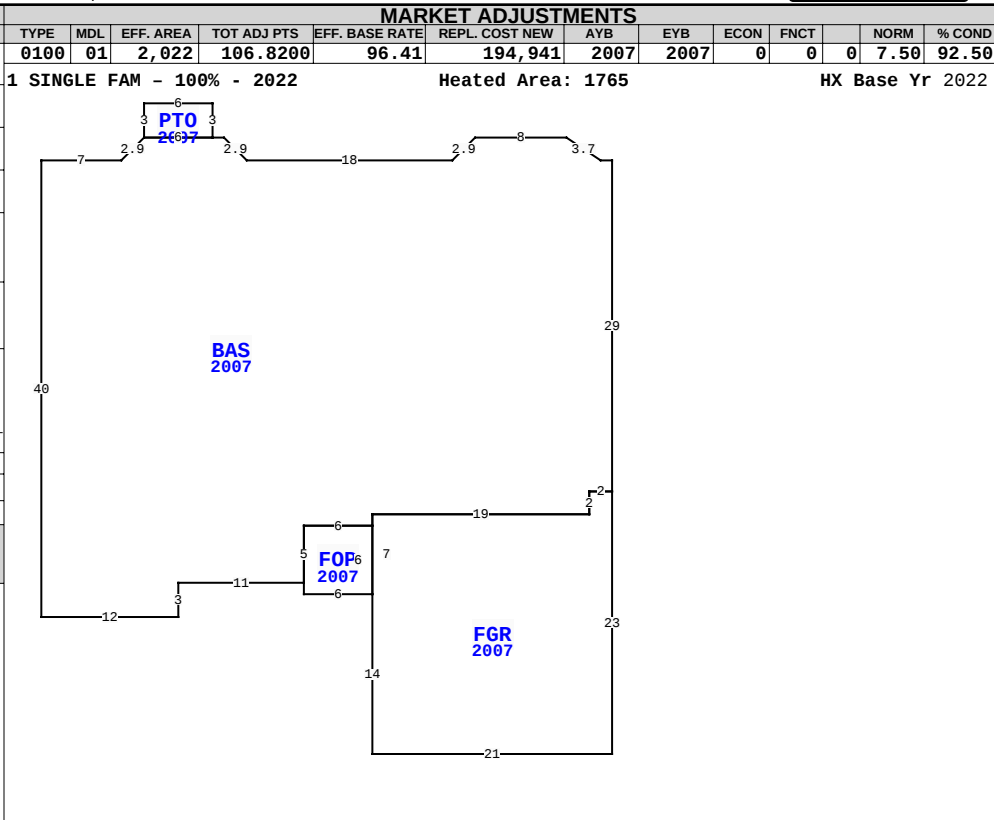
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,765	100	1,765	157,402
FGR	445	55	245	21,849
FOP	36	30	11	981
PTO	18	5	1	89

TOTALS	2,264	2,022	180,320
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
2	0811	CONCRETE B	0 100	0	0	691.00	SF	5.20	
3	0462	ST/AL FNC	0 100	56	4	224.00	SF	10.00	
4	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100	0003		0.00	0.00	1.00



75192 RAVENWOOD DR, YULEE	BLD DATE 11/27/2007	J0	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

TOTAL OB/XF									
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1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
2	0811	CONCRETE B	0 100	0	0	691.00	SF	5.20	
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TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100	0003		0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	180,320								
TOTAL MARKET OB/XF VALUE	6,425								
TOTAL LAND VALUE - MARKET	55,000								
TOTAL MARKET VALUE	241,745								
SOH/AGL Deduction	32,606								
ASSESSED VALUE	209,139								
TOTAL EXEMPTION VALUE	HX HB 50,000								
BASE TAXABLE VALUE	159,139								
TOTAL JUST VALUE	241,745								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	203,048								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2301772	REPAIR/RRF	18,000	02/08/2023
E18866	ELEC OTHER	1,500	03/01/2007
M12776	MECH OTHER	0	03/01/2007
C19464	CO ISSUED	0	02/01/2007
R10090	REPAIR/RRF	2,000	02/01/2007
B19464	NEW CONSTR	142,164	02/01/2007

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2480/1908	6/25/2021	WD	Q	I	01	295,000			
GRANTOR:FREY MATTHEW A & MELI									
GRANTEE:RODRIGUEZ DENNI & L									
2273/1993	5/10/2019	WD	Q	I	02	228,000			
GRANTOR:MARTEN RYAN A & CAROL									
GRANTEE:FREY MATTHEW A & ME									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W1 U2 L3 W8 D2 L2 W18 U2 L2 W1									
PTO=[YR=2007] N3 W6 S3 E6\$ W6 D2 L2 W7 S40 E12 N3									
E11FOP=[YR=2007] S1 E6 FGR=[YR=2007] S14 E21 N23 W2 S2 W19									
S7\$ N6 W6 S5 \$ N5 E6 N1 E19 N2 E2 N29\$.									