

HIGHAM KENT F JR &/BEIDEMAN MICHELE
75153 RAVENWOOD DR
YULEE, FL 32097

03-1N-23-0000-0008-0140



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

03

ABOVE AVG 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

08

SHT VINYL 100

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

4

100

Bathrooms

2.5

100

Frame

WOOD FRAME

100

Stories

0

100

Units

0

100

Occupancy

00

NONE 100

Quality

05

Quality Level 05

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

09

NEIGHBORHOOD/LOC

9001.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,271

100

1,271

171,039

FGR

755

55

415

55,847

FOP

920

30

276

37,141

FUS

1,080

100

1,080

145,337

STR

52

10

5

673

TOTALS

4,078

3,047

410,037

EXTRA FEATURES

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

0810

CONCRETE A

00

00

500.00

SF

6.50

6.50

100

2019

2019

3

98

3,185

2

0504

FP-ELECTRI

00

00

1.00

UT

2,000.00

2,000.00

100

2019

2019

3

99

1,980

3

0504

FP-ELECTRI

00

00

1.00

UT

2,000.00

2,000.00

100

2019

2019

3

99

1,980

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000115

C

SFR ACRES

0

OR

0.00

0.00

8.00

AC

1.00

1.00

0.60

19,000.00

11,400.00

91,200

REVIEW DATE

05/20/2024

BY

WWA

Total Acres:

8.00

Total Land Value:

91,200

Market:

0

Agricultural:

0

Common:

91,200

PRINTED 08/06/2024 BY SWS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEYECONFNCTNORM% CONDDOR

0900

01

3,047

109.2960

136.62

416,281

2019

2019

0

0

0

1.50

98.50

1

SNGL FAM - 0%

0

Heated Area: 2351

HX Base Yr

FOP

2019

BAS

2019

FUS

2019

FGR

2019

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

06/16/2023

MLU

NASSAU COUNTY PROPERTY

PAGE 1 of 1

6

VALUATION SUMMARY

VALUATION BY

Tax Group: 6

Tax Dist:

STANDARD

BUILDING MARKET VALUE

410,037

TOTAL MARKET OB/XF VALUE

7,145

TOTAL LAND VALUE - MARKET

91,200

TOTAL MARKET VALUE

508,382

SOH/AGL Deduction

75,129

ASSESSED VALUE

433,253

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

433,253

TOTAL JUST VALUE

508,382

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

489,893

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QU

V I

RSN CD

SALE PRICE

2190/1411

3/27/2018

QC

U

V

11

100

GRANTOR: HIGHAM KENT F &

GRANTEE: HIGHAM KENT F JR &

2131/1269

6/30/2017

WD

Q

V

01

40,000

GRANTOR: MCCLELLAN DARRELL

GRANTEE: HIGHAM KENT F

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2019] W13 BAS=[YR=2019] W9 FOP=[YR=2019] N8 W44 S47 E19 S2 E10 N2 E15 N7 W4 S2 W12 N2 W4 STR=[YR=2019] W4 N13 E4 S13\$ N13 W4 S15 W12 N19 U2 L2 N8 U2 R2 N3 E36\$ W36 S3 D2 L2 S8 R2 D2 S19 E12 N15 E4 S13 E4 S2 E12 N10 E4 N9 E9 N15\$ S15 W9 S9 W4 S8 E4 S7 E22 N39\$ PTR= E20 FUS=[YR=2019] E36 S32 W4 S2 W12 N17W8 S17 W12 N34\$ W20\$.