

LOT 25
TIMBER CREEK PLANTATION #2
PB 7/165

MCLEAN HUGH A & LINDA M L/E/
75029 RAVENWOOD DRIVE
YULEE, FL 32097

2024

11-2N-26-2051-0025-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
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	1,879	100	1,879	185,278
FGR	466	55	256	25,243
FOP	18	30	5	493
FOP	160	30	48	4,733
TOTALS	2,523		2,188	215,748

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	590.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	13	3	39.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,188	112.2100	106.60	233,241	2008	2008	0	0	7.50	92.50
1 SINGLE FAM - 100% - 2009											
Heated Area: 1879											
HX Base Yr 2009											

BLD DATE	08/28/2009	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
75029 RAVENWOOD DR, YULEE				

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						215,748					
TOTAL MARKET OB/XF VALUE						2,957					
TOTAL LAND VALUE - MARKET						55,000					
TOTAL MARKET VALUE						273,705					
SOH/AGL Deduction						149,059					
ASSESSED VALUE						124,646					
TOTAL EXEMPTION VALUE						55,000					
BASE TAXABLE VALUE						69,646					
TOTAL JUST VALUE						273,705					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						264,057					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21507	CO ISSUED	0	06/01/2008
E20963	ELEC OTHER	1,500	06/01/2008
R11318	REPAIR/RRF	2,000	06/01/2008
B21507	NEW CONSTR	165,462	06/01/2008
M13939	MECH OTHER	0	06/01/2008
P13251	OTHER	0	06/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2650/1703	6/20/2023	LE	U	I	11	100
GRANTOR:MCLEAN HUGH A & LINDA						
GRANTEE:MCLEAN HUGH A IIII						
2646/1550	5/23/2023	LE	U	I	11	100
GRANTOR:MCLEAN HUGH A & LINDA						
GRANTEE:MCLEAN HUGH A IIII						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2008] W15 S6 BAS=[YR=2008] W10 U2 L2 W9 D2 L2 W2 S40 FGR=[YR=2008] S22 E21 N3 FOP=[YR=2008] E7 N2 W1 N1 W4 S1 W2 S2\$ N19 W8 N2 W2 S2 W11\$ E11 N2 E2 S2 E8 S17 E2 N1 E4 S1 E1 S1 E12 N53 W14 N5 W1\$ E1 S5 E14 N11\$.											