

YANAS ALEJANDRO NICOLAS/FULLER-YANAS ALLISON MARIE
75057 RAVENWOOD DRIVE
YULEE, FL 32097

11-2N-26-2051-0028-0000

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

12

HARDWOOD 80

Interior Floo

11

CLAY TILE 20

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2.5 100

Frame

02

WOOD FRAME 100

Stories

2.

2. 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

1,562

100

1,562

122,218

FGR

444

55

244

19,091

FOP

48

30

14

1,096

FUS

1,732

100

1,732

135,519

UEP

156

60

94

7,355

TOTALS

3,942

3,646

285,279

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

0811

CONCRETE B

0 100

0

0

591.00

SF

5.20

5.20

100

2007

2007

3

88

2,704

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000100

C

SFR

100

0003

PUD

0.00

0.00

1.00

LT

1.00

1.00

1.00

55,000.00

55,000.00

55,000

REVIEW DATE

05/12/2019

BY

KBA

Total Acres:

0.00

Total Land Value:

55,000

Market:

0

Agricultural:

0

Common:

55,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

MA

NORM

% COND

0100

01

3,646

100.4400

95.42

347,901

2007

2007

0

0

10

8.00

82.00

1 SINGLE FAM - 100% - 2024

Heated Area: 3294

HX Base Yr 2024

Diagram showing building footprint and area calculations. Labels include FUS 2007, BAS 2007, FOP 2007, FGR 2007, and UEP 2016.

VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

285,279

2,704

55,000

342,983

0

342,983

50,000

292,983

342,983

16,862

345,379

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B1631703

ADDITION

20,277

02/01/2016

E19351

ELEC OTHER

1,500

06/01/2007

M12976

MECH OTHER

0

06/01/2007

M12976

MECH OTHER

0

06/01/2007

C19851

CO ISSUED

243,321

05/01/2007

B19851

NEW CONSTR

243,321

05/01/2007

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2616/1469

1/31/2023

WD Q

I

01

360,000

GRANTOR: MOHNEY JOHN MICHAEL &

GRANTEE: YANAS ALEJANDRO N &

2128/1759

6/22/2017

WD Q

I

01

255,000

GRANTOR: ALDRED RUSSELL & KELL

GRANTEE: MOHNEY JOHN MICHAEL

BUILDING NOTES

BUILDING DIMENSIONS

UEP=[YR=2016] W14 S6 BAS=[YR=2007] W30 S41 E11 FOP=[YR=2007] S4 E12 FGR=[YR=2007] S9 E21 N21 W18 L1 U1 W2 S13\$ N4 W12\$ E12 N9 E2 R1 D1 E18 N27 W12 N6 W2\$E2 S6 E12 N12\$ PTR=W64 FUS=[YR=2007] W12 N6 W32 S41 E44 N35\$ E64\$.