LOT 30
TIMBER CREEK PLANTATION #2
PB 7/165

PATINO CARMEN/MUNOZ CARMEN & SAMUEL JR
75079 RAVENWOOD DR
YULEE, FL 32097

2024

11-2N-26-2051-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

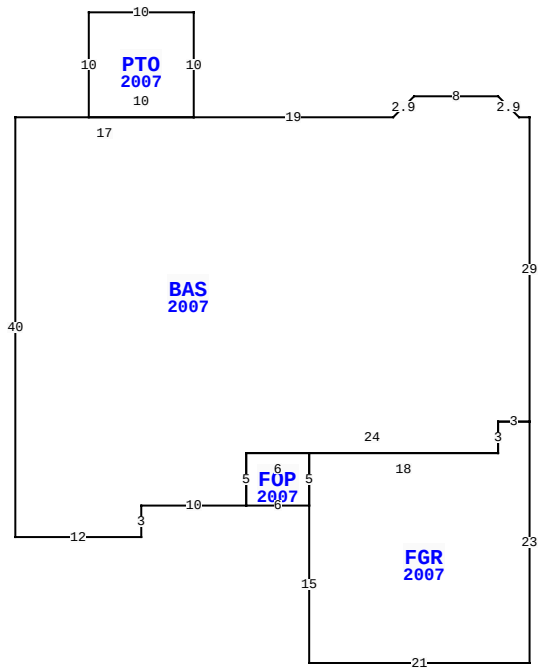
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,725	100	1,725	161,049
FGR	429	55	236	22,033
FOP	30	30	9	840
PTO	100	5	5	466
TOTALS	2,284		1,975	184,389

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,975	106.8200	101.48	200,423	2007	2007	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1725 HX Base Yr 2022



BLD DATE	01/28/2013 KK
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

75079 RAVENWOOD DR, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		184,389
TOTAL MARKET OB/XF VALUE		3,208
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		242,597
SOH/AGL Deduction		100,713
ASSESSED VALUE		141,884
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		91,884
TOTAL JUST VALUE		242,597
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,373

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2305506	ROOF	18,860	04/27/2023
E19348	ELEC OTHER	1,500	06/01/2007
M12979	MECH OTHER	0	06/01/2007
M12979	MECH OTHER	0	06/01/2007
C19843	CO ISSUED	0	05/01/2007
B19843	NEW CONSTR	148,302	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2450/1076	3/30/2021	WD	Q	I	01	257,000
GRANTOR: MONACO DOMENICO & KAR						
GRANTEE: MUNOZ CARMEN & SAMU						
2087/0069	12/02/2016	QC	U	I	11	100
GRANTOR: MONACO DOMENICO & BET						
GRANTEE: MONACO DOMENICO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W1 U2 L2 W8 D2 L2 W19 PTO=[YR=2007] N10 W10 S10 E10$ W17 S40 E12 N3 E10 FOP=[YR=2007] E6 FGR=[YR=2007] S15 E21 N23 W3 S3 W18 S5$ N5 W6 S5$ N5 E24 N3 E3 N29 $.

EXTRA FEATURES

LN	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	701.00	SF	5.20	5.20	100	2007	2007	3	88	3,208	

LAND DESCRIPTION

TOTAL OB/XF 3,208

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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 PRINTED 08/06/2024 BY SYS