LOT 32
IN OR 1504/1263
TIMBER CREEK PLANTATION #2

SPIEZIO EDWARD A JR & LAURIE J
75103 RAVENWOOD DRIVE
YULEE, FL 32097

2024

11-2N-26-2051-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

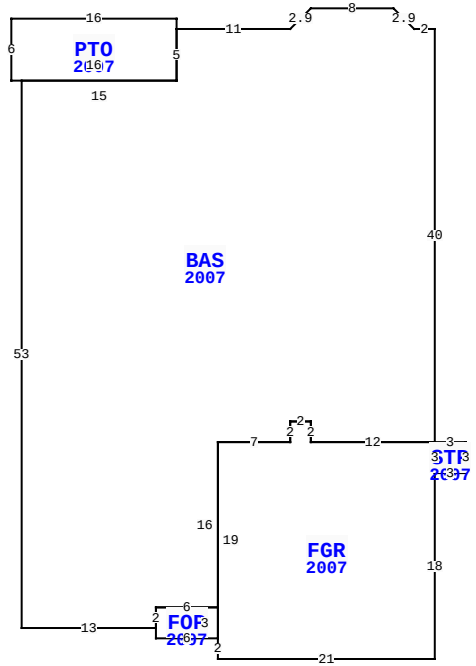
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,871	100	1,871	173,079
FGR	445	55	245	22,664
FOP	18	30	5	463
PTO	96	5	5	463
STP	9	10	1	93
TOTALS	2,439		2,127	196,760

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,127	105.8400	100.55	213,870	2007	2007	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2008 Heated Area: 1871 HX Base Yr 2008



75103 RAVENWOOD DR, YULEE

BLD DATE	01/30/2013	KK	LGL DATE
XF DATE	11/20/2007	JM	LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		196,760
TOTAL MARKET OB/XF VALUE		4,716
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		256,476
SOH/AGL Deduction		109,302
ASSESSED VALUE		147,174
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		97,174
TOTAL JUST VALUE		256,476
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,867

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002088	REPAIR/RRF	27,187	02/07/2022
B1429357	REPAIR/RRF	1,248	09/01/2014
E18865	ELEC OTHER	1,500	03/01/2007
M12777	MECH OTHER	0	03/01/2007
C19465	CO ISSUED	0	02/01/2007
R10091	REPAIR/RRF	2,000	02/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1504/1263	6/08/2007	WD	Q	I		216,700
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: SPIEZIO EDWARD A JR						
1470/1700	1/10/2007	WD	U	V	19	92,200
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W2 U2 L2 W8 D2 L2 W11 PTO=[YR=2007] N1 W16 S6 E16 N5$ S5 W15 S53 E13 FOP=[YR=2007] S1 E6 FGR=[YR=2007] S2 E21 N18 STP=[YR=2007] E3 N3 W3 S3$ N3 W12 N2 W2 S2 W7 S19$ N3 W6 S2$ N2 E6 N16 E7 N2 E2 S2 E12 N40$.

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	716.00	SF	5.20	5.20	100	2007	2007	3	88	3,276	
2	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	2009	2009	3	40	1,440	

LAND DESCRIPTION

TOTAL OB/XF 4,716

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