

LOT 33
TIMBER CREEK PLANTATION #2
PB 7/165

ETIENNE STEVEN & JENNIFER S
75113 RAVENWOOD DR
YULEE, FL 32097

2024

11-2N-26-2051-0033-0000



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	14	CARPET 70
Interior Floor	08	SHT VINYL 30
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
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NEIGHBORHOOD/LOC	5005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,563	100	1,563	129,100
FGR	443	55	244	20,154
FOP	48	30	14	1,156
FUS	1,732	100	1,732	143,059
PTO	18	5	1	83

TOTALS	3,804		3,554	293,552
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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	722.00	SF	5.20	5.20	
2	1076	TRELLIS A	0	100	11	3	33.00	SF	7.50	7.50	
3	0810	CONCRETE A	0	100	21	2	42.00	SF	6.50	6.50	
4	0861	POOL GUNIT	0	100	0	0	288.00	SF	85.00	85.00	
5	0855	CONC PAVER	0	100	0	0	466.00	SF	10.00	10.00	
6	0910	SCRN RM L	0	100	29	26	754.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0003	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	3,554	94.5000	89.78	319,078	2007	2007	0	0	8.00	92.00
1 SINGLE FAM - 100% - 2021 Heated Area: 3295 HX Base Yr											

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

75113 RAVENWOOD DR, YULEE											
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				293,552	
TOTAL MARKET OB/XF VALUE				24,499	
TOTAL LAND VALUE - MARKET				55,000	
TOTAL MARKET VALUE				373,051	
SOH/AGL Deduction				678	
ASSESSED VALUE				372,373	
TOTAL EXEMPTION VALUE		13		372,373	
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				373,051	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				361,527	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006863	XFOB	19,161	05/03/2022
B0720429	SWIM POOL	0	08/23/2007
M12157	MECH OTHER	0	10/01/2006
C18509	CO ISSUED	0	09/01/2006
R09707	REPAIR/RRF	2,000	09/01/2006
B18509	NEW CONSTR	245,388	09/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2342/1496	1/31/2020	WD Q	I	01	
GRANTOR: HOPKINS ANDREW T & CA					
GRANTEE: ETIENNE STEVEN & JE					
2079/0419	10/19/2016	WD Q	I	01	
GRANTOR: WATSON EDDIE L JR & E					
GRANTEE: HOPKINS ANDREW T &					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2007] W3 PTO=[YR=2007] N3W6S3E6\$ W9 N6 W32 S41 E11 FOP=[YR=2007] S4 E12 FGR=[YR=2007] S9 E21 N21 W19 L1 U1 W1 S13\$ N4 W12\$ E12 N9 E1 D1 R1 E19 N27\$ PTR=W64 FUS=[YR=2007] W12 N6 W32 S41 E44 N35\$ E64\$.					