

LOT 34
IN OR 1503/1715
TIMBER CREEK PLANTATION #2

TUCEI NATHAN D & JULIA F
75123 RAVENWOOD DRIVE
YULEE, FL 32097

2024

11-2N-26-2051-0034-0000



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	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

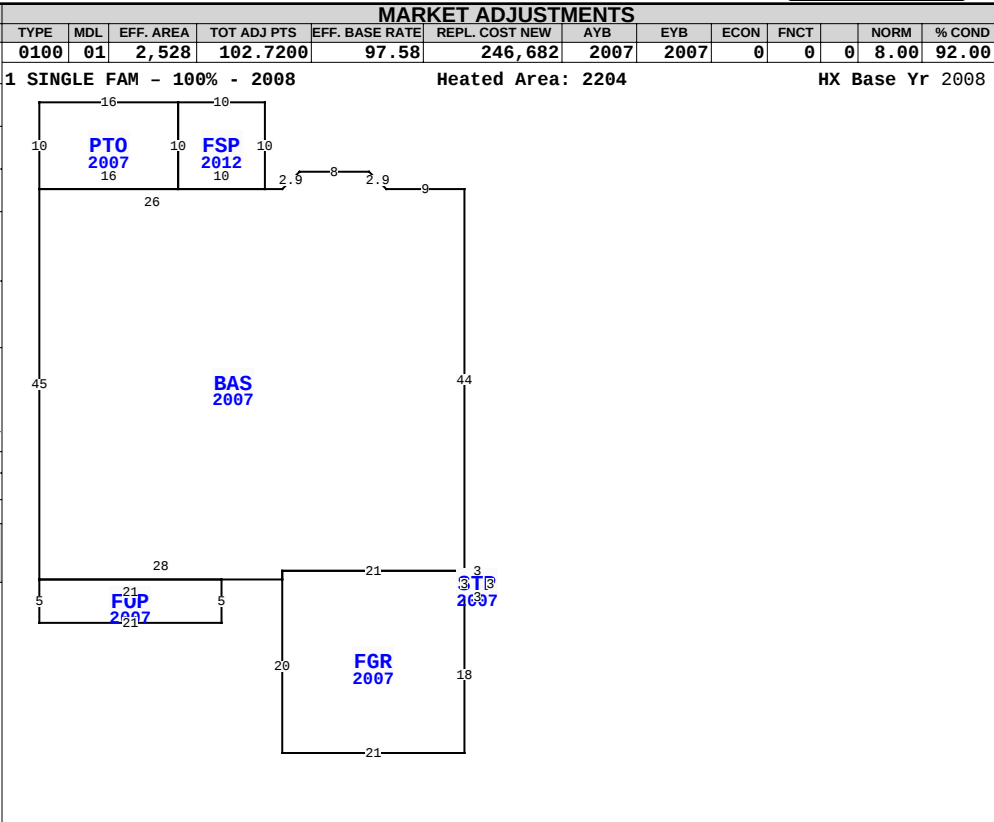
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,204	100	2,204	197,861
FGR	441	55	243	21,815
FOP	105	30	32	2,873
FSP	100	40	40	3,591
PTO	160	5	8	719
STP	9	10	1	90

TOTALS	3,019		2,528	226,947
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	729.00	SF	5.20
2	0910	SCRN RM L	0	100	16	10	160.00	SF	15.00
3	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00
4	1242	WD DECK A	0	100	10	5	50.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00



BLD DATE	01/30/2013	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF									
5,746									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					226,947				
TOTAL MARKET OB/XF VALUE					5,746				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					287,693				
SOH/AGL Deduction					121,429				
ASSESSED VALUE					166,264				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					116,264				
TOTAL JUST VALUE					287,693				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					277,819				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18864	ELEC OTHER	1,500	03/01/2007
M12746	MECH OTHER	0	03/01/2007
C19420	CO ISSUED	0	02/01/2007
R10065	REPAIR/RRF	2,000	02/01/2007
B19420	NEW CONSTR	194,832	02/01/2007
P12133	OTHER	0	02/01/2007

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1503/1715	6/06/2007	WD	Q	I		218,400			
GRANTOR: KB HOME JACKSONVILLE									
GRANTEE: TUCEI NATHAN D & JU									
1451/0568	10/11/2006	WD	U	V	19	136,300			
GRANTOR: TIMBER CREEK LLC									
GRANTEE: KB HOME JACKSONVILL									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W9 U2 L2 W8 D2 L2 W2 FSP=[YR=2012] N10 W10									
PTO=[YR=2007] W16 S10 E16 N10\$ S10 E10\$ W26 S45									
FOP=[YR=2007] S5 E21 N5 W21\$ E28 FGR=[YR=2007] S20 E21 N18									
STP=[YR=2007] E3 N3 W3 S3\$ N3 W21 S1 \$ N1 E21 N44\$.									