LOT 37
TIMBER CREEK PLANTATION #2
PB 7/165

LONG MIRANDA E & ALFRED W JR
75153 RAVENWOOD DR
YULEE, FL 32097

2024

11-2N-26-2051-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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

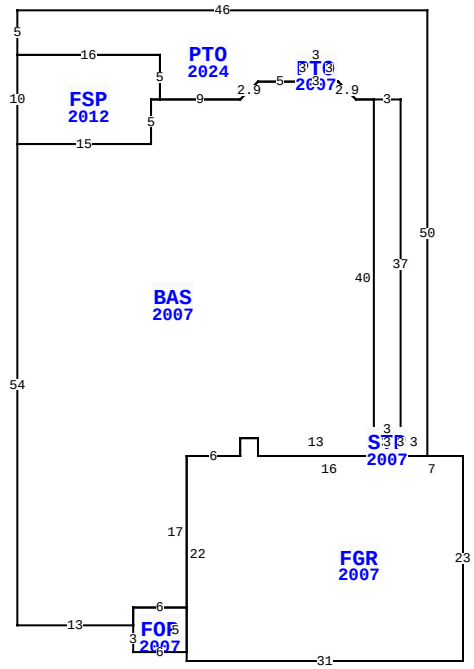
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,892	100	1,892	187,558
FGR	717	55	394	39,058
FOP	30	30	9	892
FSP	155	40	62	6,146
PTO	9	5	0	0
PTO	469	5	23	2,280
STP	9	10	1	99
TOTALS	3,281		2,381	236,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,381	118.5800	112.65	268,220	2007	2007	0	0	0	12.00	88.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1892 HX Base Yr



75153 RAVENWOOD DR, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	236,034
TOTAL MARKET OB/XF VALUE	6,282
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	297,316
SOH/AGL Deduction	0
ASSESSED VALUE	297,316
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	297,316
TOTAL JUST VALUE	297,316
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	261,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18239	ELEC OTHER	1,500	10/01/2006
M12154	MECH OTHER	0	10/01/2006
C18516	CO ISSUED	163,680	09/01/2006
R09714	REPAIR/RRF	2,000	09/01/2006
B18516	NEW CONSTR	163,680	09/01/2006
P11567	OTHER	0	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2680/1153	11/15/2023	WD	Q	I	01	345,000
GRANTOR: WOOD JOSEPH D III & S						
GRANTEE: LONG MIRANDA E & AL						
2402/0096	10/16/2020	WD	Q	I	01	245,000
GRANTOR: BEIDEMAN MICHELE R &						
GRANTEE: WOOD JOSEPH D III &						

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	0	0	0	975.00	SF	5.20	5.20	100	2007	2007	3	88	4,462	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	91	1,820	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=0,0] W2 U2L2 W1 W3 W5 D2L2 W9 W1 S5 W15 S54 E13 N2 E6 N17 E6 N2 E2 S2 E13 N40 $
FGR=[YR=2007;ORIG=-21,62] S1 E31 N23 W7 W16 N2 W2 S2 W6 S22 $
FSP=[YR=2012;ORIG=-24,0] N5 W16 S10 E15 N5 E1 $
FOP=[YR=2007;ORIG=-27,59] S3 E6 N5 W6 S2 $
PTO=[YR=2007;ORIG=-5,-2] N3 W3 S3 E3 $
STP=[YR=2007;ORIG=3,40] N3 W3 S3 E3 $
PTO=[YR=2024;ORIG=-40,-5] E16 S5 E9 U2R2 E5 N3 E3 S3 E1 D2R2 E2 E3 S37 S3 E3 N50 W46 S5 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,282

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	0	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