LOT 41
IN OR 2204/1294
TIMBER CREEK PLANTATION #2

HUNT STEVE & LISA
75209 RAVENWOOD DRIVE
YULEE, FL 32097

2024

11-2N-26-2051-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

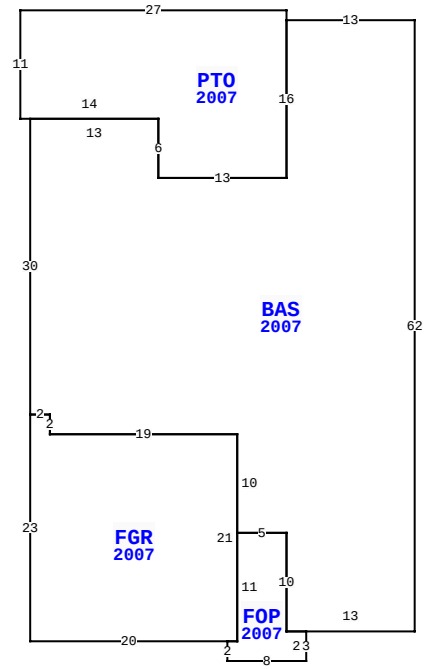
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,606	100	1,606	149,939
FGR	445	55	245	22,874
FOP	73	30	22	2,054
PTO	375	5	19	1,774
TOTALS	2,499		1,892	176,640

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,892	106.8200	101.48	192,000	2007	2007	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2019 Heated Area: 1606 HX Base Yr



BLD DATE	11/27/2007	JM	LGL DATE
XF DATE	11/27/2007	JM	LAND DATE
INC DATE			AG DATE

75209 RAVENWOOD DR, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		176,640
TOTAL MARKET OB/XF VALUE		3,514
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		235,154
SOH/AGL Deduction		1,055
ASSESSED VALUE		234,099
TOTAL EXEMPTION VALUE	13	234,099
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		235,154
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,281

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18927	ELEC OTHER	1,500	03/01/2007
M12797	MECH OTHER	0	03/01/2007
C19506	CO ISSUED	0	02/01/2007
R10128	REPAIR/RRF	2,000	02/01/2007
B19506	NEW CONSTR	156,420	02/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2204/1294	6/18/2018	WD	Q	I	02	201,000
GRANTOR: SMITH DENNIS & SHERRY						
GRANTEE: HUNT STEVE & LISA						
1506/0342	6/18/2007	WD	Q	I		184,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: SMITH DENNIS & SHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W13 PTO=[YR=2007] N1 W27 S11 E14 S6 E13 N16$ S16 W13 N6 W13 S30 FGR=[YR=2007] S23 E20 FOP=[YR=2007] S2 E8 N3 W2 N10 W5 S11 W1$ E1 N21 W19 N2 W2$ E2 S2 E19 S10 E5 S10 E13 N62$.

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	768.00	SF	5.20	5.20	100	2007	2007	3	88	3,514	

LAND DESCRIPTION

TOTAL OB/XF 3,514

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	0006	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