LOT 43
TIMBER CREEK PLANTATION #2
PB 7/165

YAMASA CO LTD
PO BOX 4090
SCOTTSDALE, AZ 85261

2024

11-2N-26-2051-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

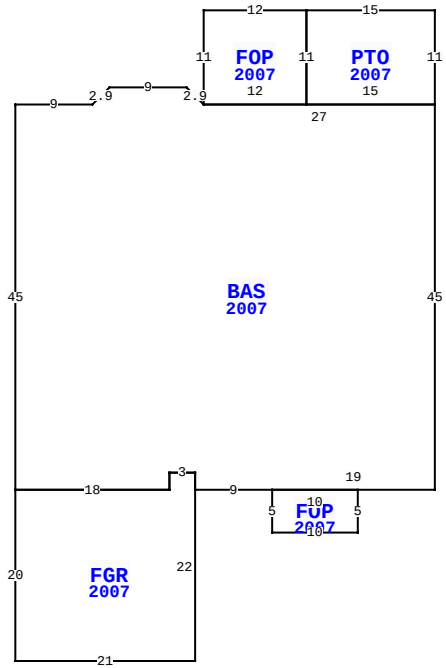
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,221	100	2,221	196,786
FGR	426	55	234	20,733
FOP	50	30	15	1,329
FOP	132	30	40	3,544
PTO	165	5	8	709
TOTALS	2,994		2,518	223,101

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,518	102.7200	97.58	245,706	2007	2007	0	0	0	9.20	90.80

1 SINGLE FAM – 50% - 2017 Heated Area: 2221 HX Base Yr 2017



75245 RAVENWOOD DR, YULEE

BLD DATE	04/30/2008 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		223,101
TOTAL MARKET OB/XF VALUE		3,319
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		281,420
SOH/AGL Deduction		55,537
ASSESSED VALUE		225,883
TOTAL EXEMPTION VALUE	HA HAB	50,000
BASE TAXABLE VALUE		175,883
TOTAL JUST VALUE		281,420
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,633

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12153	MECH OTHER	0	10/01/2006
C18510	CO ISSUED	0	09/01/2006
B18510	NEW CONSTR	189,882	09/01/2006
P11564	OTHER	0	09/01/2006
R09637	REPAIR/RRF	2,000	08/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2696/404	2/22/2024	WD	Q	I	01	300,000
GRANTOR: WATKINS JASON C						
GRANTEE: YAMASA CO LTD						
2071/0189	8/02/2016	SW	Q	I	02	179,000
GRANTOR: BANK OF NEW YORK MELL						
GRANTEE: WATKINS JASON C & S						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2007] W15 FOP=[YR=2007] W12 S11 BAS=[YR=2007] U2 L2 W9 D2 L2 W9 S45 FGR=[YR=2007] S20 E21 N22 W3 S2 W18$ E18 N2 E3 S2 E9 FOP=[YR=2007] S5 E10 N5 W10$ E19 N45 W27$ E12 N11$ S11 E15 N11$.

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	50	0	0	598.00	SF	5.20	5.20	100	2007	2007	3	88	2,736	
2	0810	CONCRETE A	0	50	34	3	102.00	SF	6.50	6.50	100	2007	2007	3	88	583	

LAND DESCRIPTION

TOTAL OB/XF 3,319

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	50		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