LOT 47
TIMBER CREEK PLANTATION #2
PB 7/165

THOMAS MATTHEW & JENNIFER M
75289 RAVENWOOD DR
YULEE, FL 32097

2024

11-2N-26-2051-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

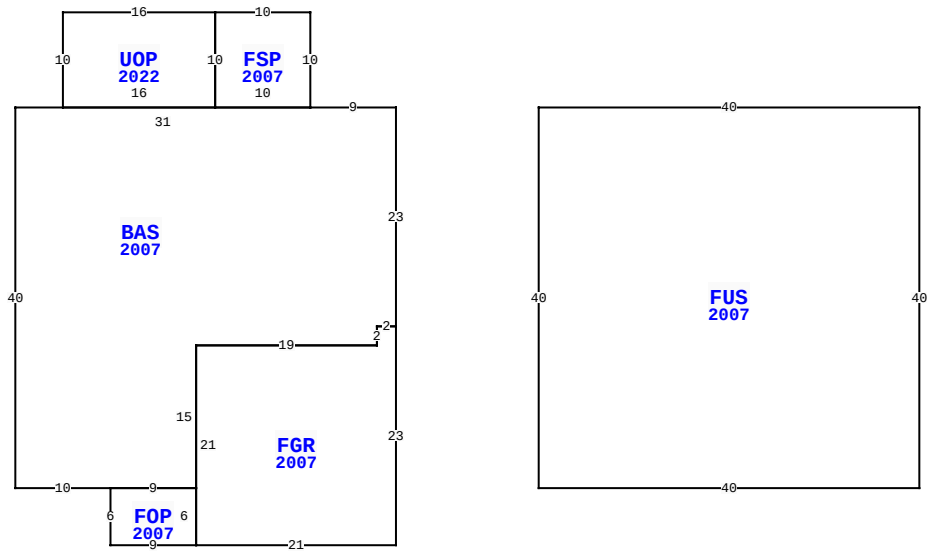
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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
NEIGHBORHOOD/LOC	5005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,281	100	1,281	114,243
FGR	445	55	245	21,849
FOP	54	30	16	1,427
FSP	100	40	40	3,567
FUS	1,600	100	1,600	142,692
UOP	160	20	32	2,854
TOTALS	3,640		3,214	286,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,214	101.1080	96.05	308,705	2007	2010	0	0	0	7.15	92.85

1 SINGLE FAM – 100% - 2022 Heated Area: 2881 HX Base Yr 2022



75289 RAVENWOOD DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		286,633
TOTAL MARKET OB/XF VALUE		3,057
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		344,690
SOH/AGL Deduction		50,302
ASSESSED VALUE		294,388
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		244,388
TOTAL JUST VALUE		344,690
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,014

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2304304	REPAIR/RRF	11,475	04/03/2023
22005391	ADDITION	5,000	04/07/2022
B19220	ADDITION	1,800	12/01/2006
M11857	MECH OTHER	0	08/01/2006
E17723	ELEC OTHER	1,500	07/01/2006
P11321	OTHER	0	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2424/1560	12/29/2020	WD	Q	I	01	315,000
GRANTOR: BGRS RELOCATION INC						
GRANTEE: THOMAS MATTHEW & JE						
2424/1557	11/11/2020	WD	U	I	37	315,000
GRANTOR: ABDELAZIZ TAMER & SAV						
GRANTEE: BGRS RELOCATION INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W9 FSP=[YR=2007] N10 W10 UOP=[YR=2022] W16 S10 E16 N10$ S10 E10$ W31 S40 E10 FOP=[YR=2007] S6 E9 FGR=[YR=2007] E21 N23 W2 S2 W19 S21$ N6 W9$ E9 N15 E19 N2 E2 N23$ PTR= E15 FUS=[YR=2007] S40 E40 N40 W40$ W15$.

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	668.00	SF	5.20	5.20	100	2007	2007	3	88	3,057	

LAND DESCRIPTION

TOTAL OB/XF 3,057

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	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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS