LOT 48
IN OR 1478/1623
TIMBER CREEK PLANTATION #2

KLINE DAVID S & DEIRDRE A
75299 RAVENWOOD DRIVE
YULEE, FL 32097

2024

11-2N-26-2051-0048-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

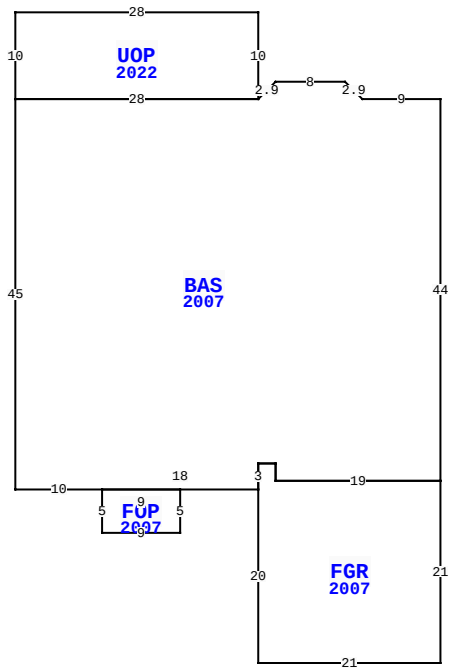
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,200	100	2,200	197,502
FGR	445	55	245	21,994
FOP	45	30	14	1,257
UOP	280	20	56	5,027
TOTALS	2,970		2,515	225,781

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,515	102.7200	97.58	245,414	2007	2007	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2008 Heated Area: 2200 HX Base Yr 2008



75299 RAVENWOOD DR, YULEE

BLD DATE	01/31/2013	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		225,781
TOTAL MARKET OB/XF VALUE		3,409
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		284,190
SOH/AGL Deduction		118,459
ASSESSED VALUE		165,731
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		115,731
TOTAL JUST VALUE		284,190
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,102

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18356	ELEC OTHER	1,500	11/01/2006
M12211	MECH OTHER	0	11/01/2006
P11623	OTHER	0	10/01/2006
C18186	CO ISSUED	0	07/01/2006
R09521	REPAIR/RRF	2,000	07/01/2006
B18186	NEW CONSTR	177,672	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1478/1623	2/14/2007	WD	Q	I		221,700
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: KLINE DAVID S & DEI						
1416/1057	6/01/2006	WD	U	V	19	583,700
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W9 U2 L2 W8 D2 L2 UOP=[YR=2022] N10 W28 S10 E28$ W28 S45 E10 FOP=[YR=2007] S5 E9 N5 W9$ E18 FGR=[YR=2007] S20 E21 N21 W19 N2 W2 S3$ N3 E2 S2 E19 N44$.

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	745.00	SF	5.20	5.20	100	2007	2007	3	88	3,409	

LAND DESCRIPTION

TOTAL OB/XF 3,409

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 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