LOT 50
TIMBER CREEK PLANTATION #2
PB 7/165

AH4R PROPERTIES TWO LLC
ATTN: PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE30
CALABASAS, CA 91302

2024

11-2N-26-2051-0050-0000

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	13	LVT/LAMNT 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

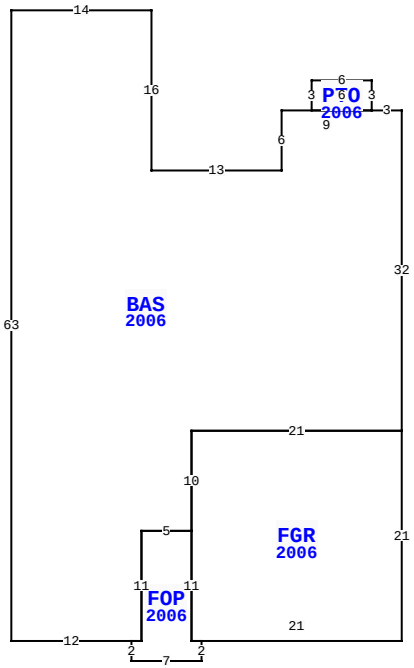
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,633	100	1,633	154,410
FGR	441	55	243	22,977
FOP	69	30	21	1,986
PTO	18	5	1	94
TOTALS	2,161		1,898	179,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,898	108.7800	103.34	196,139	2006	2006	0	0	0	8.50	91.50

1 SINGLE FAM – 0% - 0 Heated Area: 1633 HX Base Yr



BLD DATE	02/22/2007 JM	LGL DATE
XF DATE		LAND DATE
INC DATE		AG DATE

75323 RAVENWOOD DR, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	179,467
TOTAL MARKET OB/XF VALUE	3,049
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	237,516
SOH/AGL Deduction	16,477
ASSESSED VALUE	221,039
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	221,039
TOTAL JUST VALUE	237,516
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	229,505

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0618051	CO ISSUED	137,940	07/01/2006
E17724	ELEC OTHER	1,500	07/01/2006
M11822	MECH OTHER	0	07/01/2006
P11302	OTHER	0	07/01/2006
B0618051	NEW CONSTR	137,940	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2266/1233	3/29/2019	WD	Q	I	01	202,000
GRANTOR: ESSER JANET M						
GRANTEE: AH4R PROPERTIES TWO						
1761/1871	10/24/2011	WD	U	I	11	122,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: ESSER JANET M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W3 PTO=[YR=2006] N3 W6 S3 E6 $ W9 S6 W13 N16 W14 S63 E12 FOP=[YR=2006] S2 E7 N2 W1 N11 W5 S11 W1$ E1N11 E5 FGR=[YR=2006] S11 E21 N21 W21 S10$ N10 E21 N32$.

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	674.00	SF	5.20	5.20	100	2006	2006	3	87	3,049	

LAND DESCRIPTION

TOTAL OB/XF 3,049

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	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 09/30/2019 BY KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS