

LOT 51
IN OR 1453/1548
TIMBER CREEK PLANTATION #2

PEPE ANTHONY J
75339 RAVENWOOD DRIVE
YULEE, FL 32097

2024

11-2N-26-2051-0051-0000



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 80
Interior Floo	08	SHT VINYL 20
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	1,833	100	1,833	168,642
FGR	424	55	233	21,437
FOP	15	30	4	368
PTO	70	5	4	368
TOTALS	2,342		2,074	190,815

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0811	CONCRETE B	0 100	0	0	649.00	SF	5.20	5.20	100	2006	2006	3	87

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	SFR	100	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS

1 SINGLE FAM - 100% - 2007

Heated Area: 1833

HX Base Yr 2007

BLD DATE 02/23/2007 JM

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

75339 RAVENWOOD DR, YULEE

TOTAL OB/XF														
2,936														

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2,936														

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					190,815				
TOTAL MARKET OB/XF VALUE					2,936				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					248,751				
SOH/AGL Deduction					106,115				
ASSESSED VALUE					142,636				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					92,636				
TOTAL JUST VALUE					248,751				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					240,229				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17570	NEW CONSTR	136,893	10/18/2006
E17230	ELEC OTHER	1,500	05/01/2006
M11526	MECH OTHER	0	05/01/2006
P11037	OTHER	0	04/01/2006
R09178	REPAIR/RRF	2,000	04/01/2006

SALES DATA									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
1453/1548		10/20/2006	WD	Q	I		215,000		
GRANTOR: KB HOME JACKSONVILLE									
GRANTEE: PEPE ANTHONY J									
1388/1119		2/13/2006	WD	U	V	19	269,400		
GRANTOR: TIMBER CREEK LLC									
GRANTEE: KB HOME JACKSONVILL									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2006] W2 L2 U2 W8 D2 L2 W11 PTO=[YR=2006] W14 S5 E14 N5\$ S5 W14 S54 E12 FOP=[YR=2006] E5 N3 W5 S3\$N3 E5 S3 E1 FGR=[YR=2006] S1 E21 N20 W11 N2 W2 S2 W8 S19\$ N19 E8 N2 E2 S2 E11 N40\$.									

OTHER ADJUSTMENTS AND NOTES									

PRINTED 08/06/2024 BY SYS