LOT 54
TIMBER CREEK PLANTATION #2
PB 7/165

SMITH TAYLOR L & AMBER L
PO BOX 15394
FERNANDINA BEACH, FL 32035

2024

11-2N-26-2051-0054-0000

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 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

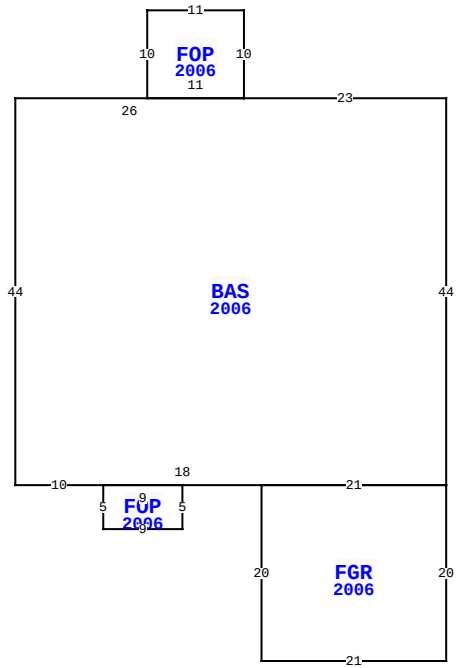
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,156	100	2,156	196,525
FGR	420	55	231	21,056
FOP	45	30	14	1,276
FOP	110	30	33	3,008
TOTALS	2,731		2,434	221,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,434	104.8600	99.62	242,475	2006	2006	0	0	0	8.50	91.50

1 SINGLE FAM – 0% - 0 Heated Area: 2156 HX Base Yr



BLD DATE	01/31/2013	KK	LGL DATE
XF DATE	02/27/2007	JM	LAND DATE 02/27/2007 JM
INC DATE			AG DATE

75365 RAVENWOOD DR, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	221,865
TOTAL MARKET OB/XF VALUE	3,298
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	280,163
SOH/AGL Deduction	15,120
ASSESSED VALUE	265,043
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	265,043
TOTAL JUST VALUE	280,163
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	270,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0617452	ELEC OTHER	1,500	06/01/2006
M11529	MECH OTHER	0	05/01/2006
P11056	OTHER	0	05/01/2006
C17602	CO ISSUED	158,220	04/01/2006
B17602	NEW CONSTR	158,220	04/01/2006
R09209	REPAIR/RRF	2,000	04/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2693/284	2/01/2024	WD	Q	I	01	345,000
GRANTOR: PETTERS LEO ALFRED &						
GRANTEE: SMITH TAYLOR L & AM						
2415/1696	12/03/2020	WD	Q	I	01	260,000
GRANTOR: ROBINSON DENNIS D						
GRANTEE: PETTERS LEO ALFRED						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W23 FOP=[YR=2006] N10 W11 S10 E11$ W26 S44 E10 FOP=[YR=2006] S5 E9 N5 W9$ E18 FGR=[YR=2006] S20 E21 N20 W21$ E21 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	0	0	0	729.00	SF	5.20	5.20	100	2006	2006	3	87	3,298	

LAND DESCRIPTION

TOTAL OB/XF 3,298

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	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