

LOT 57
IN OR 2053/838
TIMBER CREEK PLANTATION #2

KANE CHRISTOPHER & JANNINE
75362 RAVENWOOD DR
YULEE, FL 32097

2024

11-2N-26-2051-0057-0000



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	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,043	100	1,043	98,003
FGR	445	55	245	23,021
FOP	35	30	10	940
FOP	100	30	30	2,819
FUS	1,488	100	1,488	139,816
TOTALS	3,111		2,816	264,598

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	760.00	SF	5.20	5.20	100	2006
2	0855	CONC PAVER	0 100	0	0	59.00	SF	7.00	7.00	100	2009
3	1126	CB/STC 8"	0 100	0	0	40.00	SF	9.60	9.60	100	2009

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,816	105.2160	99.96	281,487	2006	2011	0	0	6.00	94.00
1 SINGLE FAM - 100% - 2017 Heated Area: 2531 HX Base Yr 2017											
BLD DATE	02/27/2007		JM	LGL DATE	02/27/2007		JM	LAND DATE	02/27/2007		JM
XF DATE	02/27/2007		JM	AG DATE							
INC DATE											

75362 RAVENWOOD DR, YULEE											
TOTAL OB/XF 4,156											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		264,598	
TOTAL MARKET OB/XF VALUE		4,156	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		323,754	
SOH/AGL Deduction		115,528	
ASSESSED VALUE		208,226	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		158,226	
TOTAL JUST VALUE		323,754	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		311,903	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003702	REPAIR/RRF	15,000	03/25/2021
E17772	ELEC OTHER	1,500	07/01/2006
M11782	MECH OTHER	0	07/01/2006
P0611250	OTHER	0	06/01/2006
C17571	CO ISSUED	178,957	04/01/2006
B17571	NEW CONSTR	178,957	04/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2053/0838	6/13/2016	SW	U	I	12
GRANTOR: FEDERAL NATIONAL MORT					
GRANTEE: KANE CHISTOPHER & J					
1994/1762	7/31/2015	CT	U	I	18
GRANTOR: CLERK OF COURT					
GRANTEE: FEDERAL NATIONAL MO					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W19 FOP=[YR=2006] N10 W10 S10 E10\$ W21 S18 FGR=[YR=2006] S23 E21 N3 FOP=[YR=2006] E7 N5 W7 S5\$ N18 W 19 N2 W2\$ E2 S2 E19 S13 E19 N33\$ PTR=E20 FUS=[YR=2006] E40 S33 W19 S8 W21 N41\$ W20\$.											