LOT 58
IN OR 1476/692
TIMBER CREEK PLANTATION #2

SALVOG DEAN R & BONNIE
75348 RAVENWOOD DRIVE
YULEE, FL 32097

2024

11-2N-26-2051-0058-0000

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	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

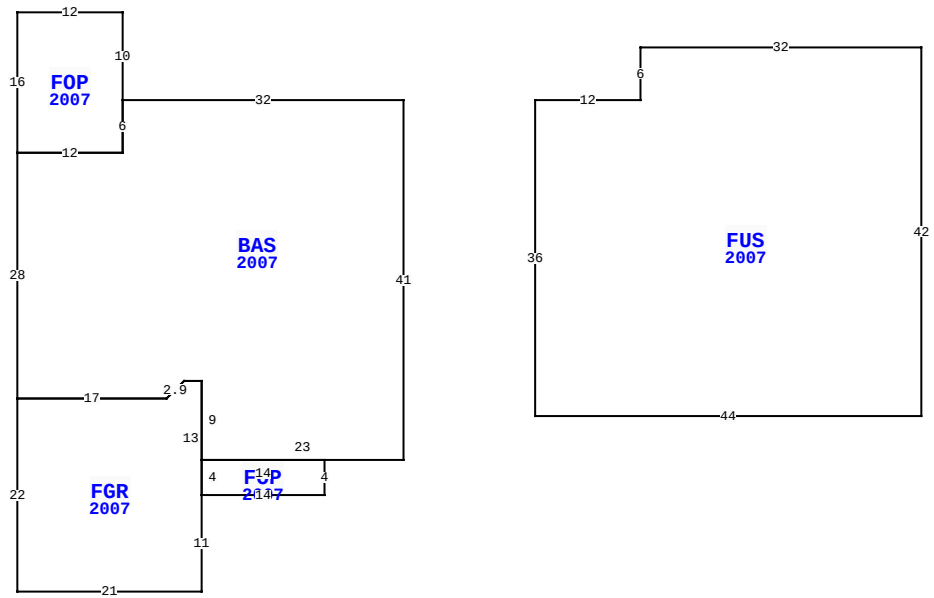
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,579	100	1,579	137,743
FGR	468	55	257	22,419
FOP	56	30	17	1,483
FOP	192	30	58	5,060
FUS	1,776	100	1,776	154,928
TOTALS	4,071		3,687	321,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,687	99.8100	94.82	349,601	2007	2007	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2008 Heated Area: 3355 HX Base Yr 2008



75348 RAVENWOOD DR, YULEE

BLD DATE	11/30/2007 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		321,633
TOTAL MARKET OB/XF VALUE		3,212
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		379,845
SOH/AGL Deduction		198,842
ASSESSED VALUE		181,003
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		131,003
TOTAL JUST VALUE		379,845
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		365,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2301389	REPAIR/RRF	22,300	02/01/2023
E18014	ELEC OTHER	1,500	09/01/2006
M12049	MECH OTHER	0	09/01/2006
C18338	CO ISSUED	0	08/01/2006
B18338	NEW CONSTR	261,492	08/01/2006
P11458	OTHER	0	08/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/0692	2/02/2007	WD	Q	I		292,500
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: SALVOG DEAN R & BON						
1398/0349	3/23/2006	WD	U	V	19	288,900
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W32 FOP=[YR=2007] N10 W12 S16 E12 N6$ S6 W12 S28 FGR=[YR=2007] S22 E21 N11 FOP=[YR=2007] E14 N4 W14 S4$ N13 W2 D2 L2 W17$ E17 U2 R2 E2 S9 E23 N41$ PTR=E15 FUS=[YR=2007] S36 E44 N42 W32 S6 W12$ W15$.

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	702.00	SF	5.20	5.20	100	2007	2007	3	88	3,212	

LAND DESCRIPTION

TOTAL OB/XF 3,212

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	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 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