

LOT 63
TIMBER CREEK PLANTATION #2
PB 7/165

BOLADIX EDA
P O BOX 459
YULEE, FL 32041

2024

11-2N-26-2051-0063-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,180	100	2,180	200,279
FGR	445	55	245	22,509
FOP	100	30	30	2,756
FSP	100	40	40	3,674
PTO	160	5	8	735
TOTALS	2,985		2,503	229,954

TOTALS		27,804	27,804	229,384			
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0811	CONCRETE B	0	100	0	0	
2	0462	ST/AL FNC	0	100	59	0	

LAND DESCRIPTION					R
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	D
1	000134	C	SFR POND	100	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,503	105.1200	99.86	249,950	2007	2007	0	0	0	8.00	92.00	
1 SINGLE FAM - 100% - 2008 Heated Area: 2180 HX Base Yr 2008													
BLD DATE 11/30/2007 DJ LGL DATE XF DATE LAND DATE INC DATE AG DATE													

75296 RAVENWOOD DR, YULEE

NASSAU COUNTY PROPERTY													
PAGE 1 of 1 4													
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 4										Tax Dist:			
BUILDING MARKET VALUE										229,954			
TOTAL MARKET OB/XF VALUE										4,460			
TOTAL LAND VALUE - MARKET										55,000			
TOTAL MARKET VALUE										289,414			
SOH/AGL Deduction										121,447			
ASSESSED VALUE										167,967			
TOTAL EXEMPTION VALUE										50,000			
BASE TAXABLE VALUE										117,967			
TOTAL JUST VALUE										289,414			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										279,242			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22121	HURRICANE SHUTTER	7,250	12/01/2008
B20735	REMODEL	1,800	11/01/2007
E19444	ELEC OTHER	1,500	06/01/2007
M12981	MECH OTHER	0	06/01/2007
M12981	MECH OTHER	0	06/01/2007
C19846	CO ISSUED	0	05/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
9999/9999	8/31/2007	CN	Q	I		232,700	
GRANTOR: KB HOME JACKSONVILLE							
GRANTEE: BOLADIX EDA							
1487/0984	3/26/2007	WD	U	V	19	512,900	
GRANTOR: TIMBER CREEK LLC							
GRANTEE: KB HOME JACKSONVILL							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2007] W16 FSP=[YR=2007] N10 W10 PTO=[YR=2007] W16 S10 E16 N10\$ S10 E10\$ W33 S44 FGR=[YR=2007] S21 E21 N23 W2 S2 W19\$ E19 N2 E2 S3 E8 FOP=[YR=2007] S5 E20 N5 W20\$ E20 N45\$.													