LOT 100
IN OR 2241/1978
TIMBER CREEK PLANTATION #2

AH4R PROPERTIES TWO LLC
ATTN: PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2024

11-2N-26-2051-0100-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

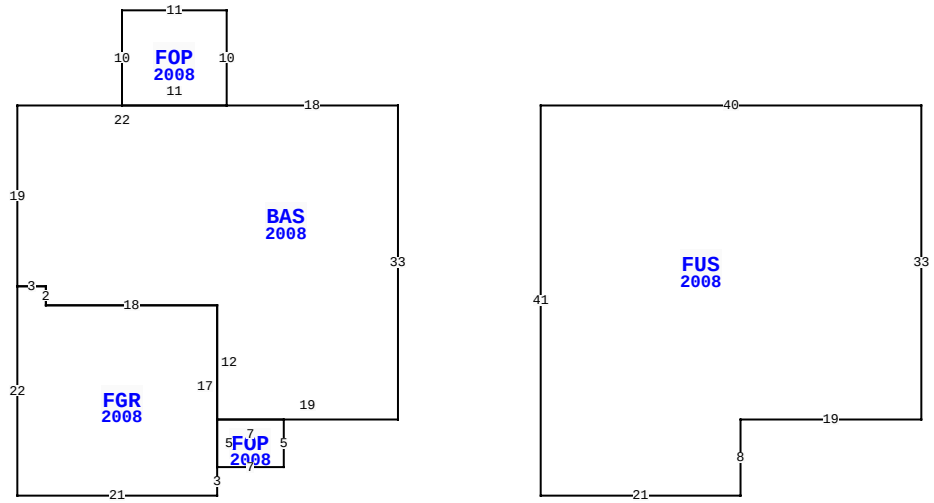
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,062	100	1,062	80,766
FGR	426	55	234	17,796
FOP	35	30	10	760
FOP	110	30	33	2,509
FUS	1,488	100	1,488	113,163
TOTALS	3,121		2,827	214,996

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND
0100	01	2,827	103.2960	98.13	277,414	2008	2008	0	0	15	7.50	77.50

1 SINGLE FAM – 0% - 0 Heated Area: 2550 HX Base Yr



75050 RAVENWOOD DR, YULEE

BLD DATE	08/19/2008 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	214,996
TOTAL MARKET OB/XF VALUE	2,920
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	272,916
SOH/AGL Deduction	12,868
ASSESSED VALUE	260,048
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	260,048
TOTAL JUST VALUE	272,916
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	263,509

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13814	MECH OTHER	0	05/01/2008
E20781	ELEC OTHER	1,500	05/01/2008
C21289	CO ISSUED	0	04/01/2008
P13185	OTHER	0	04/01/2008
R11177	REPAIR/RRF	2,000	04/01/2008
B21289	NEW CONSTR	211,596	04/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2241/1978	11/30/2018	WD	Q	I	01	215,000
GRANTOR: LAMMI CHRISTOPHER & F						
GRANTEE: AH4R PROPERTIES TWO						
1581/0723	8/15/2008	WD	Q	I		188,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: LAMMI CHRISTOPHER &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W18 FOP=[YR=2008] N10 W11 S10 E11$ W22 S19 FGR=[YR=2008] S22 E21 N3 FOP=[YR=2008] E7 N5 W7 S5$ N17 W18 N2 W3$ E3 S2 E18 S12 E19 N33$ PTR=E15 FUS=[YR=2008] E40 S33 W19 S8 W21 N41$ 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	0	0	0	586.00	SF	5.20	5.20	100	2008	2008	3	89	2,712	
2	0810	CONCRETE A	0	0	12	3	36.00	SF	6.50	6.50	100	2008	2008	3	89	208	

LAND DESCRIPTION

TOTAL OB/XF 2,920

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	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 09/30/2019 BY KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS