

LOT 105
IN OR 1989/1176
TIMBER CREEK PLANTATION #2

TYBURCZY JASON D & TIFFANY ANN
75120 RAVENWOOD DR
YULEE, FL 32097

2024

11-2N-26-2051-0105-0000



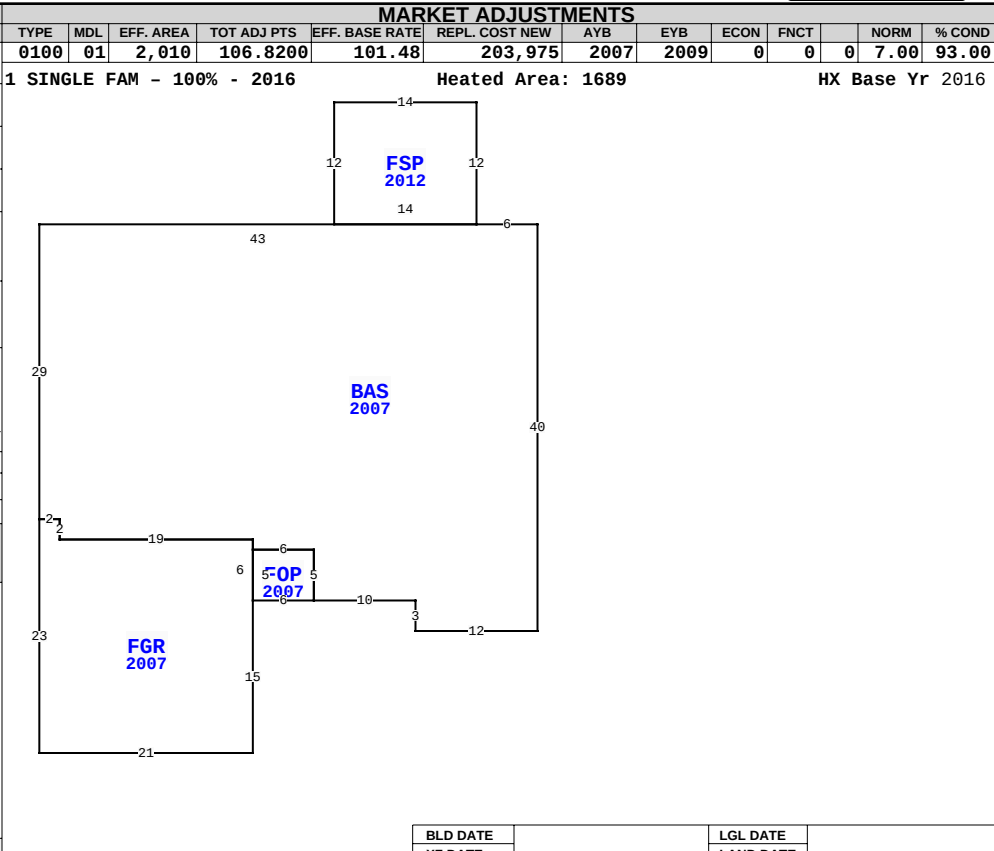
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	08 SHT VINYL 60
Interior Floo	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
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	1,689	100	1,689	159,402
FGR	445	55	245	23,123
FOP	30	30	9	849
FSP	168	40	67	6,323
TOTALS	2,332		2,010	189,697

EXTRA FEATURES	
L N	OB/XF CODE
1	0811
	CONCRETE B
	0 100
	0 0
	688.00
	SF 5.20
	5.20
	100
	2007
	2007
	3
	88
	3,148

LAND DESCRIPTION	
L N	USE CODE
1	000134
	C
	SFR POND
	100
	0003
	PUD
	0.00
	0.00
	1.00
	LT
	1.00
	1.00
	1.00
	55,000.00
	55,000.00
	55,000



TOTAL OB/XF	
3,148	

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3,148	

NASSAU COUNTY PROPERTY	
PAGE 1 of 1	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	189,697
TOTAL MARKET OB/XF VALUE	3,148
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	247,845
SOH/AGL Deduction	84,175
ASSESSED VALUE	163,670
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	113,670
TOTAL JUST VALUE	247,845
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	239,372

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R229258	REPAIR/RRF	17,616	10/01/2022
E19677	ELEC OTHER	1,500	07/01/2007
M13135	MECH OTHER	0	07/01/2007
P12435	OTHER	0	06/01/2007
C19974	CO ISSUED	141,702	05/01/2007
B19974	NEW CONSTR	141,702	05/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1989/1176	6/26/2015	WD	Q	I	01	176,000
GRANTOR: THRIFT WILLIAM & ALIS						
GRANTEE: TYBURCZY JASON D &						
1528/0910	10/03/2007	WD	Q	I		189,400
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: THRIFT WILLIAM & AL						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2007] W6 FSP=[YR=2012] N12 W14 S12 E14\$W43S29FGR=[YR=2007] S23 E21 N15 FOP=[YR=2007] E6 N5 W6 S5\$ N6 W19 N2 W2\$ E2 S2 E19 S1 E6 S5 E10 S3 E12 N40\$.	