

LOT 108
IN OR 1528/747
TIMBER CREEK PLANTATION #2

KESLER JABIR J & ALICIA T
75168 RAVENWOOD DRIVE
YULEE, FL 32097

2024

11-2N-26-2051-0108-0000



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 70
Interior Floo	08	SHT VINYL 30
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	2,000	100	2,000	185,012
FGR	445	55	245	22,664
FOP	74	30	22	2,035
PTO	18	5	1	93
TOTALS	2,537		2,268	209,803

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0811	CONCRETE B	0 100	0	0	699.00	SF	5.20	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000134	C	SFR POND	100	0003	PUD	0.00	0.00	

1 SINGLE FAM - 100% - 2008

Heated Area: 2000

HX Base Yr 2008

75168 RAVENWOOD DR, YULEE	BLD DATE 02/01/2013	KK	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF									
3,199									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					209,803				
TOTAL MARKET OB/XF VALUE					3,199				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					268,002				
SOH/AGL Deduction					112,843				
ASSESSED VALUE					155,159				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					105,159				
TOTAL JUST VALUE					268,002				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					258,626				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19613	ELEC OTHER	1,500	07/01/2007
M13091	MECH OTHER	0	07/01/2007
C19932	C0 ISSUED	166,452	05/01/2007
B19932	NEW CONSTR	166,452	05/01/2007
P12410	OTHER	0	05/01/2007
R10378	REPAIR/RRF	2,000	05/01/2007

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1528/0747	10/03/2007	WD	Q	I		190,600			
GRANTOR: KB HOME JACKSONVILLE									
GRANTEE: KESLER JABIR J & AL									
1490/1956	4/09/2007	WD	U	V	19	327,300			
GRANTOR: TIMBER CREEK LLC									
GRANTEE: KB HOME JACKSONVILL									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W31 PT0=[YR=2007] N3 W6 S3 E6\$ W9 S50									
FOP=[YR=2007] S12 E7 N2 W1 N10 W6\$ E6 S10 E13 FGR=[YR=2007]									
S5 E21 N21 W12 N2 W2 S2 W7 S16 \$ N16 E7 N2 E2 S2 E12 N44\$.									