LOT 109
IN OR 1547/1528
TIMBER CREEK PLANTATION #2

REAGAN TROY & KIM
75180 RAVENWOOD DRIVE
YULEE, FL 32097

2024

11-2N-26-2051-0109-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

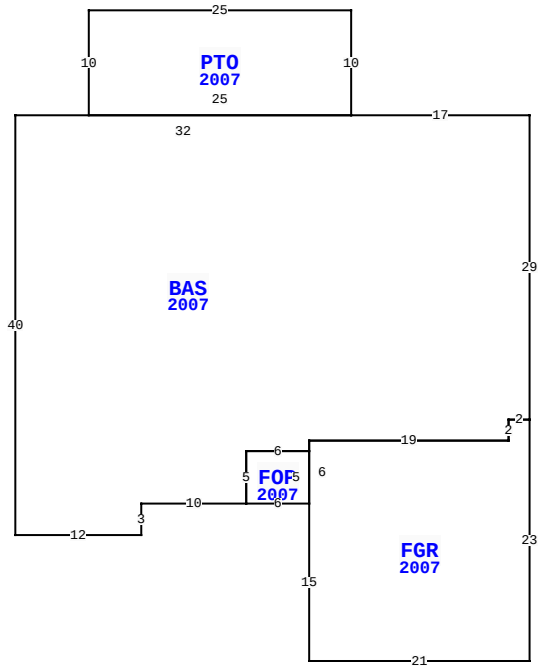
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,689	100	1,689	159,402
FGR	445	55	245	23,123
FOP	30	30	9	849
PTO	250	5	12	1,133
TOTALS	2,414		1,955	184,505

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,955	106.8200	101.48	198,393	2007	2009	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2009 Heated Area: 1689 HX Base Yr 2009



75180 RAVENWOOD DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		184,505
TOTAL MARKET OB/XF VALUE		6,996
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		246,501
SOH/AGL Deduction		103,274
ASSESSED VALUE		143,227
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		93,227
TOTAL JUST VALUE		246,501
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,559

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2300557	REPAIR/RRF	20,749	01/13/2023
E20101	ELEC OTHER	1,500	10/01/2007
M13365	MECH OTHER	0	10/01/2007
C20524	CO ISSUED	0	09/01/2007
B20524	NEW CONSTR	172,000	09/01/2007
P12734	OTHER	0	09/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/1528	1/24/2008	WD	Q	I		189,400
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: REAGAN TROY & KIM						
1519/1301	8/16/2007	WD	U	V	19	143,100
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=0,0] W17 W32 S40 E12 N3 E10 N5 E6 N1 E19 N2 E2 N29 $
FGR=[YR=2007;ORIG=-21,37] S15 E21 N23 W2 S2 W19 S6 $
PTO=[YR=2007;ORIG=-17,0] N10 W25 S10 E25 $
FOP2007=[ORIG=-27,37] E6 N5 W6 S5 $
.

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	688.00	SF	5.20	5.20	100	2007	2007	3	88	3,148	
2	0462	ST/AL FNC	0	100	0	0	740.00	SF	10.00	10.00	100	2008	2008	3	52	3,848	

LAND DESCRIPTION

TOTAL OB/XF 6,996

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	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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS