

LOT 110
TIMBER CREEK PLANTATION #2
PB 7/165

RODRIGUEZ DENNI/ARANA LILIANA S
75192 RAVENWOOD DR
YULEE, FL 32097

2024

11-2N-26-2051-0110-0000



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
BAS	1,765	100
FGR	445	55
FOP	36	30
PTO	18	5
TOTALS	2,264	2,022

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,022	106.8200	101.48	205,193	2007	2007	0	0	8.00	92.00
1 SINGLE FAM - 100% - 2022 Heated Area: 1765 HX Base Yr 2022											
TOTALS		2,264	2,022	188,778							

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4					Tax Dist:						
BUILDING MARKET VALUE										188,778	
TOTAL MARKET OB/XF VALUE										6,273	
TOTAL LAND VALUE - MARKET										55,000	
TOTAL MARKET VALUE										250,051	
SOH/AGL Deduction										34,638	
ASSESSED VALUE										215,413	
TOTAL EXEMPTION VALUE										HX HB 50,000	
BASE TAXABLE VALUE										165,413	
TOTAL JUST VALUE										250,051	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										241,745	

EXTRA FEATURES							75192 RAVENWOOD DR, YULEE			INC DATE				AG DATE			
L N	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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	91	1,820	
2	0811	CONCRETE B	0	100	0	0	691.00	SF	5.20	5.20	100	2007	2007	3	88	3,162	
3	0462	ST/AL FNC	0	100	56	4	224.00	SF	10.00	10.00	100	2007	2007	3	48	1,075	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2007	2007	3	72	216	