LOT 111
TIMBER CREEK PLANTATION #2
PB 7/165

VELAZQUEZ-PEREZ LUIS/VELAZQUEZ ANN
75202 RAVENWOOD DR
YULEE, FL 32097

2024

11-2N-26-2051-0111-0000

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 80
Interior Floo	08	SHT VINYL 20
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

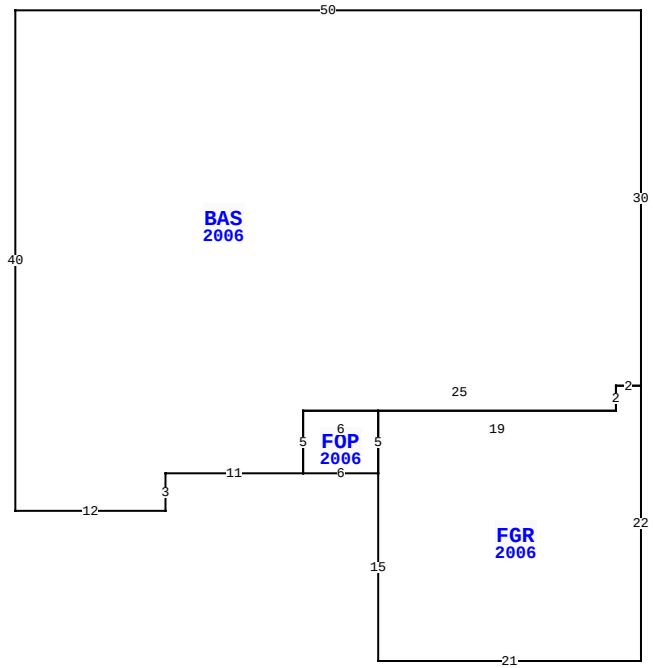
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,747	100	1,747	165,762
FGR	424	55	233	22,108
FOP	30	30	9	854
TOTALS	2,201		1,989	188,724

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,989	106.8200	101.48	201,844	2006	2010	0	0	0	6.50	93.50

1 SINGLE FAM – 100% - 2024 Heated Area: 1747 HX Base Yr 2024



75202 RAVENWOOD DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/08/2007 JM
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		188,724
TOTAL MARKET OB/XF VALUE		67,321
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		311,045
SOH/AGL Deduction		0
ASSESSED VALUE		311,045
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		261,045
TOTAL JUST VALUE		311,045
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,951

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2210468	REMODEL- WINDOWS	13,136	11/01/2022
M2202271	H/AC	7,400	02/10/2022
22001687	XFOB	16,631	01/28/2022
22000356	SWIM POOL	90,000	01/06/2022
E17940	ELEC OTHER	1,500	08/01/2006
M11928	MECH OTHER	0	08/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2700/1932	3/05/2024	QC	U	I	11	100
GRANTOR: VELAZQUEZ-PEREZ LUIS						
GRANTEE: VELAZQUEZ-PEREZ LUI						
2473/1585	6/24/2021	SW	Q	I	02	269,000
GRANTOR: DIPLOMAT PROPERTY MAN						
GRANTEE: VELAZUEZ-PEREZ LUIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W50 S40 E12 N3 E11 FOP=[YR=2006] E6
FGR=[YR=2006] S15 E21 N22 W2 S2 W19 S5$ N5 W6 S5$ N5 E25 N2 E2 N30$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150	
2	0811	CONCRETE B	0	100	0	0	664.00	SF	5.20	5.20	100	2006	2006	3	87	3,004	
3	0911	SCRN RM A	0	100	50	25	1,250.00	SF	17.50	17.50	100	2022	2022	3	97	21,219	
4	0861	POOL GUNIT	0	100	0	0	348.00	SF	85.00	85.00	100	2022	2022	3	98	28,988	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	97	1,940	
6	0855	CONC PAVER	0	100	0	0	902.00	SF	10.00	10.00	100	2022	2022	3	100	9,020	

LAND DESCRIPTION

TOTAL OB/XF 67,321

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	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 02/15/2023 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS