

LOT 112
TIMBER CREEK PLANTATION #2
PB 7/165

MANN KORY D & COURTNEY A
75208 RAVENWOOD DRIVE
YULEE, FL 32097

2024

11-2N-26-2051-0112-0000



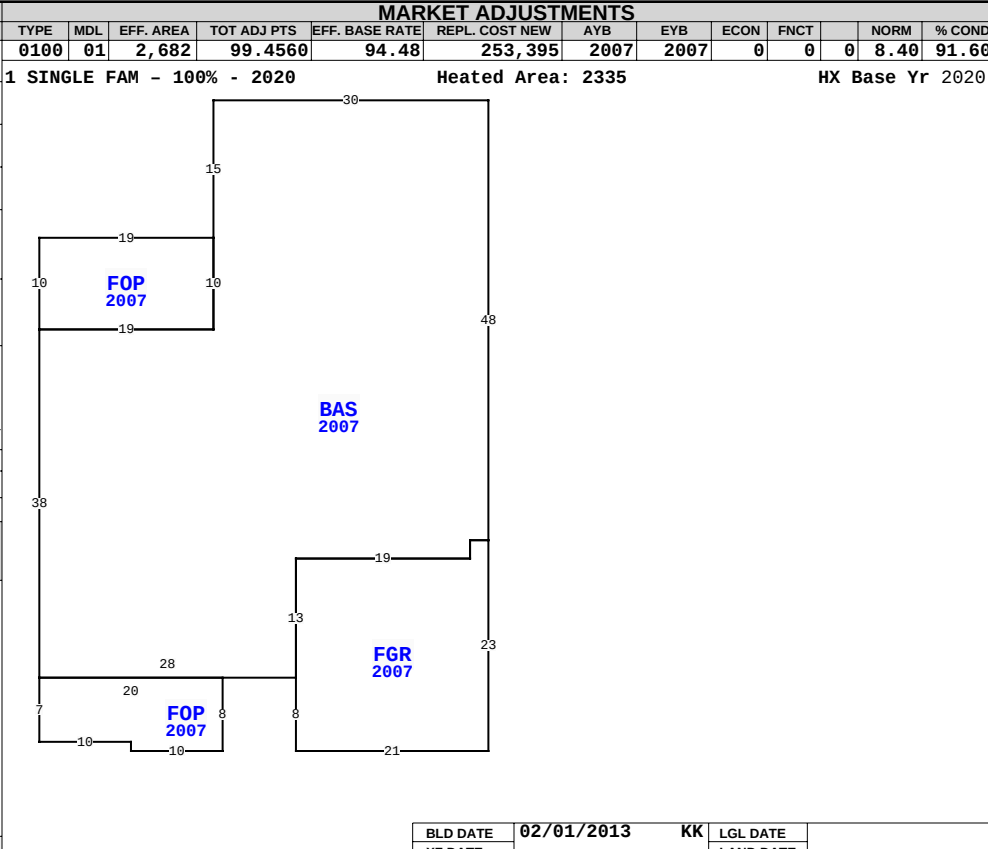
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	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	2,335	100	2,335	202,080
FGR	445	55	245	21,204
FOP	150	30	45	3,895
FOP	190	30	57	4,933
TOTALS	3,120		2,682	232,110

TOTALS		17,246	2,502	102,410			
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0811	CONCRETE B	0	100	0	0	
2	0861	POOL GUNIT	0	100	0	0	
3	0855	CONC PAVER	0	100	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	000



75208 RAVENWOOD DR, YULEE	BLD DATE 02/01/2013	KK	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					232,110				
TOTAL MARKET OB/XF VALUE					43,492				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					330,602				
SOH/AGL Deduction					79,642				
ASSESSED VALUE					250,960				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					200,960				
TOTAL JUST VALUE					330,602				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					321,454				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010800	SWIM POOL	54,318	08/17/2021
E18511	ELEC OTHER	1,500	12/01/2006
M12309	MECH OTHER	0	12/01/2006
C18828	CO ISSUED	0	11/01/2006
B18828	NEW CONSTR	218,526	11/01/2006
P11739	OTHER	0	11/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2324/0192	12/10/2019	WD	Q	I	02	246,000	
GRANTOR: WALSH DANIEL E & MICH							
GRANTEE: MANN KORY D & COURT							
1664/1444	2/26/2010	WD	U	I	38	168,000	
GRANTOR: FORD KEITH & MARY E							
GRANTEE: WALSH DANIEL E & MI							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W30 S15 FOP=[YR=2007] W19 S10 E19 N10\$ S10 W19 S38 FOP=[YR=2007] S7 E10 S1 E10 N8 W20\$ E28 FGR=[YR=2007] S8 E21 N23 W2 S2 W19 S13\$ N13 E19 N2 E2 N48\$.									