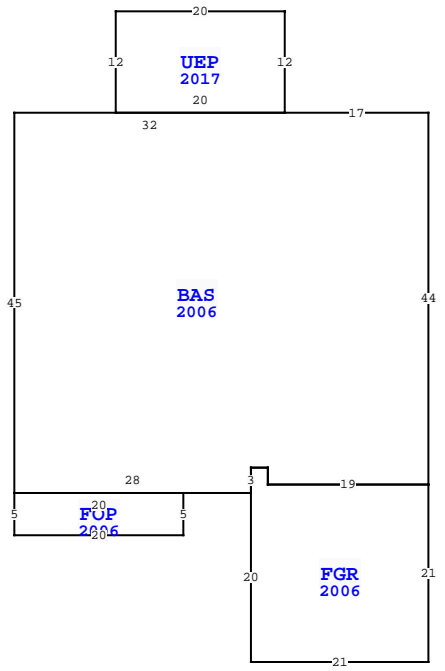


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	80
Interior Floo	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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
BAS	2,180	100	2,180
FGR	445	55	245
FOP	100	30	30
UEP	240	60	144
TOTALS	2,965		2,599

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	- 0%	- 2023									
				Heated Area:	2180			HX Base Yr				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			241,162
TOTAL MARKET OB/XF VALUE			3,226
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			299,388
SOH/AGL Deduction			0
ASSESSED VALUE			299,388
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			299,388
TOTAL JUST VALUE			299,388
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			288,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633513	ADDITION	4,553	12/01/2016
C0618049	CO ISSUED	177,672	07/01/2006
E17722	TEMP POLE	1,500	07/01/2006
M11820	MECH OTHER	0	07/01/2006
P11299	OTHER	0	07/01/2006
B0618049	NEW CONSTR	177,672	07/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2598/1377	10/24/2022	WD	Q	I	01	382,000
GRANTOR: WILLIAMS JUSTIN T & A						
GRANTEE: SHV HOMES 1 LLC						
2352/1123	4/06/2020	WD	Q	I	01	249,900
GRANTOR: CROXTON TIMOTHY G & E						
GRANTEE: WILLIAMS JUSTIN T &						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0811	CONCRETE B	0	0	0	713.00	SF	5.20	5.20	100	2006	2006
75216 RAVENWOOD DR, YULEE												
		BLD DATE	03/08/2007		JM	LGL DATE	03/08/2007		JM			
		XF DATE	03/08/2007		JM	LAND DATE	03/08/2007		JM			
		INC DATE										

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2006] W17 UEP=[YR=2017] N12 W20 S12 E20\$ W32 S45	
FOP=[YR=2006] S5 E20 N5 W20\$ E28 FGR=[YR=2006] S20 E21 N21	
W19 N2 W2 S3\$ N3 E2 S2 E19 N44\$.	

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000								