LOT 25
TIMBER CREEK PLANTATION #2
PB 7/165

AVELLANEDA DANIELA/DEARTH ALICIA DANIELLE
75029 RAVENWOOD DRIVE
YULEE, FL 32097

2025

11-2N-26-2051-0025-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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

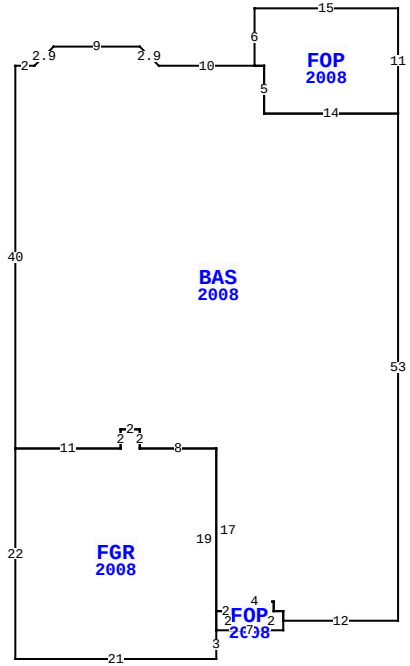
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,879	100	2008	1,879	193,976
FGR	466	55	2008	256	26,428
FOP	18	30	2008	5	516
FOP	160	30	2008	48	4,955
TOTALS	2,523			2,188	225,874

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,188	112.2100	112.21	245,515	2008	2008	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2009 Heated Area: 1879 HX Base Yr 2009



BLD DATE	08/28/2009	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

75029 RAVENWOOD DR, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		225,874
TOTAL MARKET OB/XF VALUE		2,923
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		283,797
SOH/AGL Deduction		155,536
ASSESSED VALUE		128,261
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		72,539
TOTAL JUST VALUE		283,797
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,705

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21507	CO ISSUED	0	06/01/2008
E20963	ELEC OTHER	1,500	06/01/2008
R11318	REPAIR/RRF	2,000	06/01/2008
B21507	NEW CONSTR	165,462	06/01/2008
M13939	MECH OTHER	0	06/01/2008
P13251	OTHER	0	06/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2776/1506	3/21/2025	WD	Q	I	01	347,000

GRANTOR: MCLEAN HUGH A & LINDA
GRANTEE: AVELLANEDA DANIELA

2650/1703	6/20/2023	LE	U	I	11	100

GRANTOR: MCLEAN HUGH A & LINDA
GRANTEE: MCLEAN HUGH A III

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2008] W15 S6 BAS=[YR=2008] W10 U2 L2 W9 D2 L2 W2 S40 FGR=[YR=2008] S22 E21 N3 FOP=[YR=2008] E7 N2 W1 N1 W4 S1 W2 S2$ N19 W8 N2 W2 S2 W11$ E11 N2 E2 S2 E8 S17 E2 N1 E4 S1 E1 S1 E12 N53 W14 N5 W1$ E1 S5 E14 N11$.

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	590.00	SF	5.20	5.20	100	2008	2008	3	88	2,700	
2	0810	CONCRETE A	0	100	13	3	39.00	SF	6.50	6.50	100	2008	2008	3	88	223	

LAND DESCRIPTION

TOTAL OB/XF 2,923

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	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS