LOT 26
IN OR 1784/984
TIMBER CREEK PLANTATION #2

WITT ANDREW J
75041 RAVENWOOD DR
YULEE, FL 32097

2025

11-2N-26-2051-0026-0000

BUILDING CHARACTERISTICS

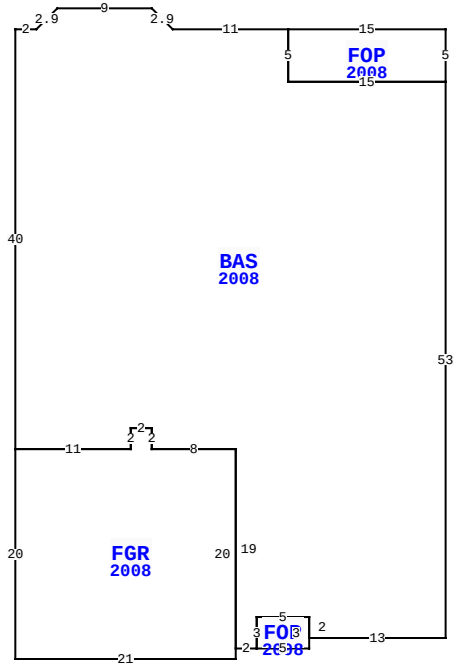
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,935	100	2008	1,935	195,217
FGR	424	55	2008	233	23,507
FOP	15	30	2008	4	404
FOP	75	30	2008	22	2,220
TOTALS	2,449			2,194	221,346

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,194	109.6620	109.66	240,594	2008	2008	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2016 Heated Area: 1935 HX Base Yr 2016



75041 RAVENWOOD DR, YULEE

BLD DATE	05/11/2012 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		221,346
TOTAL MARKET OB/XF VALUE		3,063
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		279,409
SOH/AGL Deduction		102,564
ASSESSED VALUE		176,845
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		126,123
TOTAL JUST VALUE		279,409
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20326	ELEC OTHER	1,500	12/01/2007
M13519	MECH OTHER	0	12/01/2007
C20779	CO ISSUED	156,816	11/01/2007
R10876	REPAIR/RRF	2,000	11/01/2007
B20779	NEW CONSTR	156,816	11/01/2007
P12874	OTHER	0	11/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1784/0984	3/16/2012	WD	Q	I	02	135,000
GRANTOR: FANNIE MAE						
GRANTEE: WITT ANDREW J						
1775/1366	9/22/2011	WD	U	I	12	209,700
GRANTOR: WILBERT ROBERT &						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2008] W15 BAS=[YR=2008] W11 U2 L2 W9 D2 L2 W2 S40 FGR=[YR=2008] S20 E21 N20 W8 N2 W2 S2 W11$ E11 N2 E2 S2 E8 S19 E2 FOP=[YR=2008] E5 N3 W5 S3$ N3 E5 S2 E13 N53 W15 N5$ S5 E15 N5$.

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	628.00	SF	5.20	5.20	100	2008	2008	3	88	2,874	
2	0810	CONCRETE A	0	100	11	3	33.00	SF	6.50	6.50	100	2008	2008	3	88	189	

LAND DESCRIPTION

TOTAL OB/XF 3,063

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	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 05/11/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS