LOT 27
IN OR 1532/11
TIMBER CREEK PLANTATION #2

WALSH CHRISTOPHER & STEPHANIE
75047 RAVENWOOD DRIVE
YULEE, FL 32097

2025

11-2N-26-2051-0027-0000

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 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

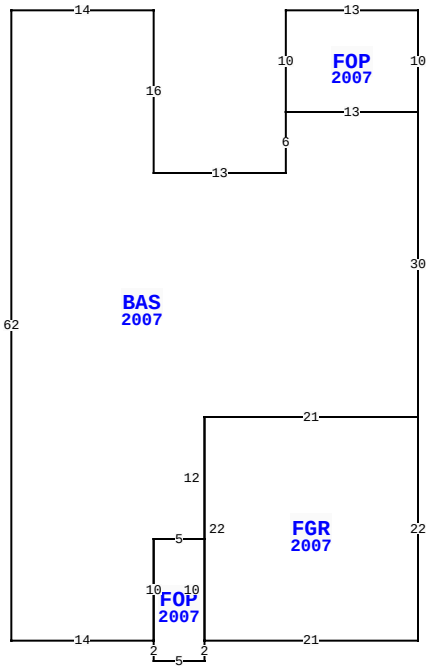
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,630	100	2007	1,630	159,317
FGR	462	55	2007	254	24,826
FOP	60	30	2007	18	1,760
FOP	130	30	2007	39	3,812
TOTALS	2,282			1,941	189,714

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,941	106.8200	106.82	207,338	2007	2007	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2008 Heated Area: 1630 HX Base Yr 2008



75047 RAVENWOOD DR, YULEE

BLD DATE	01/28/2013	KK	LGL DATE
XF DATE	11/20/2007	JM	LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		189,714
TOTAL MARKET OB/XF VALUE		6,436
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		251,150
SOH/AGL Deduction		108,625
ASSESSED VALUE		142,525
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		91,803
TOTAL JUST VALUE		251,150
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,876

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009350	REPAIR/RRF	13,000	09/13/2018
E19678	ELEC OTHER	1,500	07/01/2007
M13136	MECH OTHER	0	07/01/2007
C20067	CO ISSUED	0	06/01/2007
P12490	OTHER	0	06/01/2007
R10464	REPAIR/RRF	2,000	06/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1532/0011	10/24/2007	WD	Q	I		196,400
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: WALSH CHRISTOPHER &						
1498/0776	5/10/2007	WD	U	V	19	281,900
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2007] W13 S10 BAS=[YR=2007] S6 W13 N16 W14 S62 E14
FOP=[YR=2007] S2 E5 N2 FGR=[YR=2007] E21 N22 W21 S22$ N10 W5 S10$ N10 E5 N12 E21 N30 W13$ E13 N10$.

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	2007	2007	3	90	3,150	
2	0811	CONCRETE B	0	100	0	0	715.00	SF	5.20	5.20	100	2007	2007	3	87	3,235	
3	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2007	2007	3	87	51	

LAND DESCRIPTION

TOTAL OB/XF 6,436

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 08/09/2021 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS