LOT 28
TIMBER CREEK PLANTATION #2
PB 7/165

YANAS ALEJANDRO NICOLAS/FULLER-YANAS ALLISON MARIE
75057 RAVENWOOD DRIVE
YULEE, FL 32097

2025

11-2N-26-2051-0028-0000

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	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

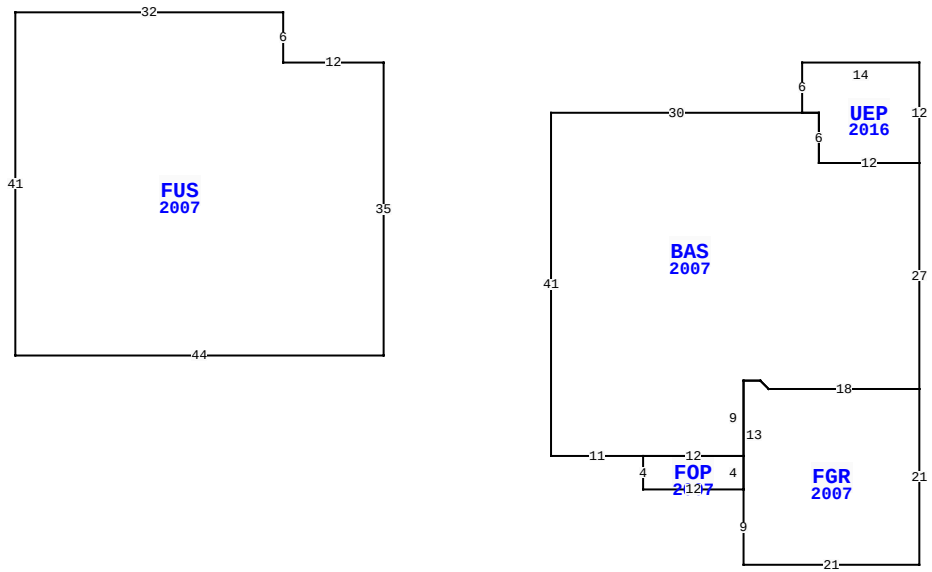
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,562	100	2007	1,562	127,863
FGR	444	55	2007	244	19,973
FOP	48	30	2007	14	1,146
FUS	1,732	100	2007	1,732	141,779
UEP	156	60	2016	94	7,694
TOTALS	3,942			3,646	298,456

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND
0100	01	3,646	100.4400	100.44	366,204	2007	2007	0	0	10	8.50	81.50

1 SINGLE FAM – 100% - 2024 Heated Area: 3294 HX Base Yr 2024



75057 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		298,456
TOTAL MARKET OB/XF VALUE		2,674
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		356,130
SOH/AGL Deduction		3,200
ASSESSED VALUE		352,930
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		302,208
TOTAL JUST VALUE		356,130
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,983

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631703	ADDITION	20,277	02/01/2016
E19351	ELEC OTHER	1,500	06/01/2007
M12976	MECH OTHER	0	06/01/2007
M12976	MECH OTHER	0	06/01/2007
C19851	CO ISSUED	243,321	05/01/2007
B19851	NEW CONSTR	243,321	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2616/1469	1/31/2023	WD	Q	I	01	360,000
GRANTOR: MOHNEY JOHN MICHAEL &						
GRANTEE: YANAS ALEJANDRO N &						
2128/1759	6/22/2017	WD	Q	I	01	255,000
GRANTOR: ALDRED RUSSELL & KELL						
GRANTEE: MOHNEY JOHN MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

UEP=[YR=2016] W14 S6 BAS=[YR=2007] W30 S41 E11 FOP=[YR=2007] S4 E12 FGR=[YR=2007] S9 E21 N21 W18 L1 U1 W2 S13$ N4 W12$ E12 N9 E2 R1 D1 E18 N27 W12 N6 W2$E2 S6 E12 N12$ PTR=W64 FUS=[YR=2007] W12 N6 W32 S41 E44 N35$ E64$.

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	591.00	SF	5.20	5.20	100	2007	2007	3	87	2,674	

LAND DESCRIPTION

TOTAL OB/XF 2,674

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