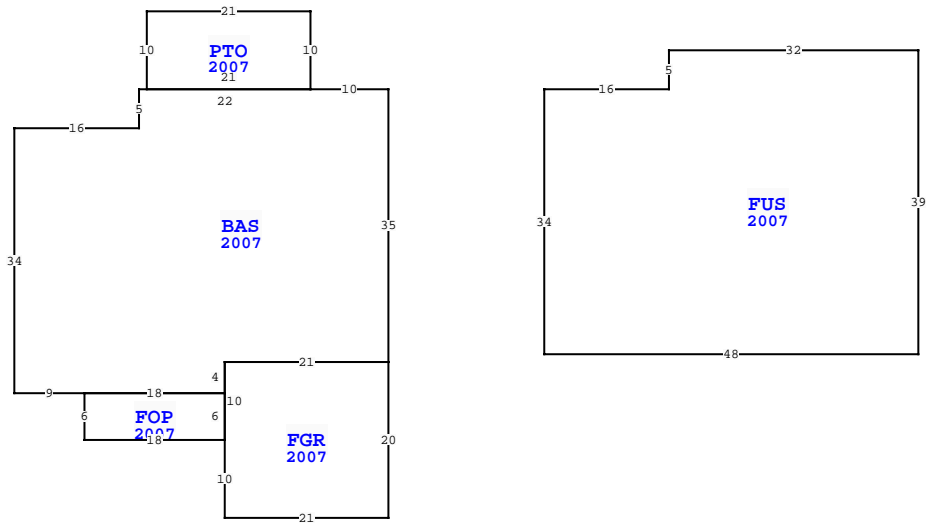


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
BAS	1,708	100	2007
FGR	420	55	2007
FOP	108	30	2007
FUS	1,792	100	2007
PTO	210	5	2007
TOTALS	4,238		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,773	94.5000	94.50	356,548	2007	2007	0	0	8.50	91.50
1 SINGLE FAM - 100% - 2021 Heated Area: 3500 HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			326,241
TOTAL MARKET OB/XF VALUE			3,135
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			384,376
SOH/AGL Deduction			82,103
ASSESSED VALUE			302,273
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			251,551
TOTAL JUST VALUE			384,376
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			369,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19674	ELEC OTHER	1,500	07/01/2007
M13132	MECH OTHER	0	07/01/2007
C20069	CO ISSUED	0	06/01/2007
P12487	OTHER	0	06/01/2007
R10467	REPAIR/RRF	2,000	06/01/2007
B20069	NEW CONSTR	273,570	06/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2365/1497	5/06/2020	SW	Q	I 01	269,000	
GRANTOR: MFRA TRUST 2014-2						
GRANTEE: WILLIAMS NATHANIEL						
2338/0733	1/30/2020	CT	U	I 18	69,100	
GRANTOR: CLERK OF COURT						
GRANTEE: WILMINGTON TRUST						

EXTRA FEATURES		75067 RAVENWOOD DR, YULEE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0811	CONCRETE B	0 100

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

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2007] W10 PTO=[YR=2007] N10 W21 S10 E21\$ W22 S5 W16 S34 E9 FOP=[YR=2007] S6 E18 FGR=[YR=2007] S10 E21 N20 W21 S10\$ N6 W18\$ E18 N4 E21 N35\$ PTR=E20 FUS=[YR=2007] E16 N5 E32 S39 W48 N34\$ W20\$.											

LAND DESCRIPTION												TOTAL OB/XF												3,135				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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											