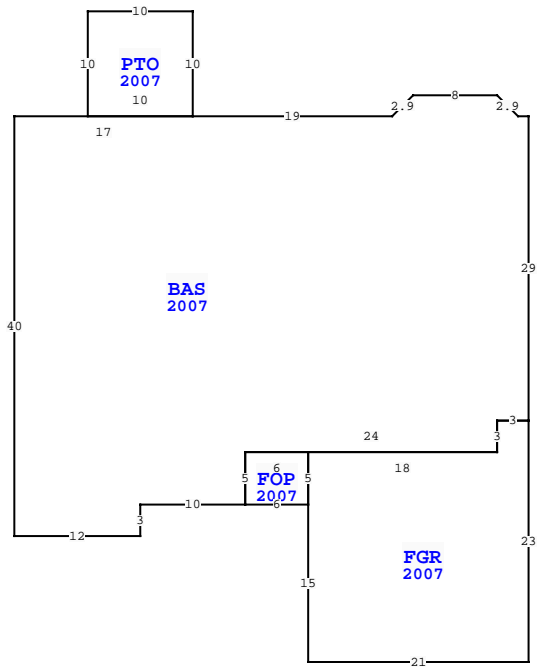


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
BAS	1,725	100	2007
FGR	429	55	2007
FOP	30	30	2007
PTO	100	5	2007
TOTALS	2,284		
		1,975	193,038

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,975	106.8200	106.82	210,970	2007	2007	0	0	8.50	91.50
1 SINGLE FAM - 100% - 2022 Heated Area: 1725 HX Base Yr 2022											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			193,038
TOTAL MARKET OB/XF VALUE			3,171
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			251,209
SOH/AGL Deduction			105,210
ASSESSED VALUE			145,999
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			95,277
TOTAL JUST VALUE			251,209
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			242,597

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2305506	ROOF	18,860	04/27/2023
E19348	ELEC OTHER	1,500	06/01/2007
M12979	MECH OTHER	0	06/01/2007
M12979	MECH OTHER	0	06/01/2007
C19843	CO ISSUED	0	05/01/2007
B19843	NEW CONSTR	148,302	05/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2450/1076	3/30/2021	WD Q	Q	I	01	257,000
GRANTOR: MONACO DOMENICO & KAR						
GRANTEE: MUNOZ CARMEN & SAMU						
2087/0069	12/02/2016	QC U	U	I	11	100
GRANTOR: MONACO DOMENICO & BET						
GRANTEE: MONACO DOMENICO						

EXTRA FEATURES																
L N	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			5.20	100	2007	2007	3	87	3,171	

BLD DATE	01/28/2013	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

75079 RAVENWOOD DR, YULEE

**BUILDING NOTES**

**BUILDING DIMENSIONS**  
 BAS=[YR=2007] W1 U2 L2 W8 D2 L2 W19 PTO=[YR=2007] N10  
 W10 S10 E10\$ W17 S40 E12 N3 E10 FOP=[YR=2007] E6  
 FGR=[YR=2007] S15 E21 N23 W3 S3 W18 S5\$ N5 W6 S5\$ N5 E24 N3  
 E3 N29 \$.

LAND DESCRIPTION															TOTAL OB/XF									
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							