

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 Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
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	1,563	100	2007
FGR	443	55	2007
FOP	48	30	2007
FUS	1,732	100	2007
PTO	18	5	2007
TOTALS	3,804		
		3,554	307,305

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,554	94.5000	94.50	335,853	2007	2007	0	0	8.50	91.50

1 SINGLE FAM - 100% - 2021 Heated Area: 3295 HX Base Yr

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			307,305
TOTAL MARKET OB/XF VALUE			34,144
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			396,449
SOH/AGL Deduction			2,103
ASSESSED VALUE			394,346
TOTAL EXEMPTION VALUE	13		383,172
BASE TAXABLE VALUE			11,174
TOTAL JUST VALUE			396,449
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			373,051

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006863	XFOB	19,161	05/03/2022
B0720429	SWIM POOL	0	08/23/2007
M12157	MECH OTHER	0	10/01/2006
C18509	CO ISSUED	0	09/01/2006
R09707	REPAIR/RRF	2,000	09/01/2006
B18509	NEW CONSTR	245,388	09/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2342/1496	1/31/2020	WD	Q	I	01	292,500
GRANTOR: HOPKINS ANDREW T & CA						
GRANTEE: ETIENNE STEVEN & JE						
2079/0419	10/19/2016	WD	Q	I	01	250,000
GRANTOR: WATSON EDDIE L JR & E						
GRANTEE: HOPKINS ANDREW T &						

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	722.00	SF	5.20	5.20	100	2007	2007	3	87	3,266	
2	1076	TRELLIS A	0	100	11	3	33.00	SF	7.50	7.50	100	2007	2007	3	44	109	
3	0810	CONCRETE A	0	100	21	2	42.00	SF	6.50	6.50	100	2007	2007	3	87	238	
4	0861	POOL GUNIT	0	100	0	0	288.00	SF	85.00	85.00	100	2008	2008	3	48	11,750	
5	0855	CONC PAVER	0	100	0	0	466.00	SF	10.00	10.00	100	2008	2008	3	88	4,101	
6	0910	SCRN RM L	0	100	29	26	754.00	SF	15.00	15.00	100	2008	2008	3	31	3,506	
7	0940	SHEDS/PORT	0	0	24	16	384.00	SF	30.00	30.00	100	2026	2023	97		11,174	
TOTALS															34,144		

BUILDING NOTES														
75113 RAVENWOOD DR, YULEE														
BLD DATE 01/30/2013 KK LGL DATE														
XF DATE 11/20/2007 JM LAND DATE														
INC DATE AG DATE														

BUILDING DIMENSIONS														
BAS=[YR=2007] W3 PTO=[YR=2007] N3W6S3E6\$ W9 N6 W32 S41 E11														
FOP=[YR=2007] S4 E12 FGR=[YR=2007] S9 E21 N21 W19 L1 U1 W1														
S13\$ N4 W12\$ E12 N9 E1 D1 R1 E19 N27\$ PTR=W64 FUS=[YR=2007]														
W12 N6 W32 S41 E44 N35\$ E64\$.														

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							