LOT 40
TIMBER CREEK PLANTATION #2
PB 7/165

EMERSON KENNETH R & HILLARY M
75183 RAVENWOOD DR
YULEE, FL 32097

2025

11-2N-26-2051-0040-0000

BUILDING CHARACTERISTICS

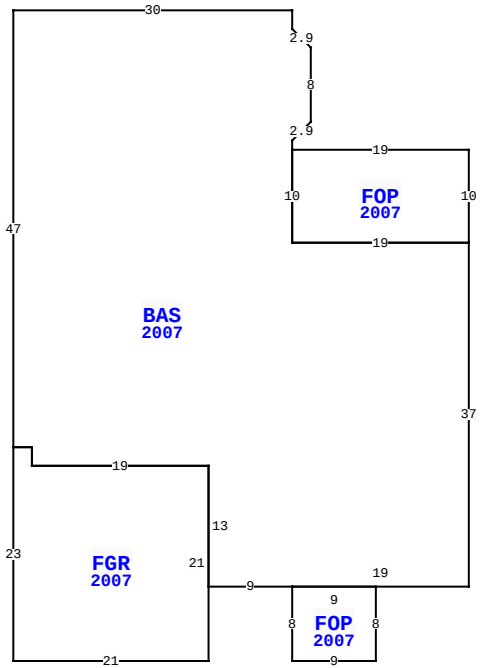
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,306	100	2007	2,306	214,713
FGR	445	55	2007	245	22,812
FOP	72	30	2007	22	2,049
FOP	190	30	2007	57	5,307
TOTALS	3,013			2,630	244,881

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,630	101.7600	101.76	267,629	2007	2007	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2025 Heated Area: 2306 HX Base Yr



75183 RAVENWOOD DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		244,881
TOTAL MARKET OB/XF VALUE		6,464
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		306,345
SOH/AGL Deduction		0
ASSESSED VALUE		306,345
TOTAL EXEMPTION VALUE	13	306,345
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		306,345
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,402

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19445	ELEC OTHER	1,500	06/01/2007
M13031	MECH OTHER	0	06/01/2007
C19848	CO ISSUED	204,138	05/01/2007
B19848	NEW CONSTR	204,138	05/01/2007
P12360	OTHER	0	05/01/2007
R10321	REPAIR/RRF	2,000	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2316/0043	10/31/2019	WD	Q	I	02	235,000
GRANTOR: HOLLIS VICTOR M & NIN						
GRANTEE: EMERSON KENNETH R &						
1758/1940	10/04/2011	WD	Q	I	01	145,000
GRANTOR: NEWPORT LAURIE J						
GRANTEE: HOLLIS VICTOR M & N						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2007] W19 BAS=[YR=2007] N1 U2 R2 N8 U2 L2 N2 W30 S47 FGR=[YR=2007] S23 E21 N21 W19 N2 W2$ E2 S2 E19 S13 E9 FOP=[YR=2007] S8 E9 N8 W9$ E19 N37 W19 N10$ S10 E19 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	0811	CONCRETE B	0	100	0	0	690.00	SF	5.20	5.20	100	2007	2007	3	87	3,122	
2	0858	SCULP CONC	0	100	0	0	265.00	SF	13.00	13.00	100	2008	2008	3	97	3,342	

LAND DESCRIPTION

TOTAL OB/XF 6,464

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