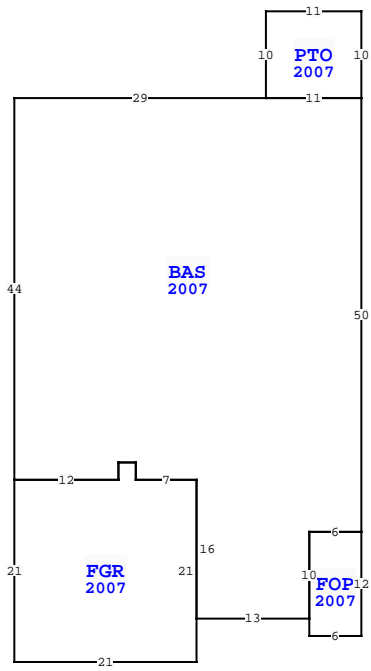


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	2,000	100	2007
FGR	445	55	2007
FOP	72	30	2007
PTO	110	5	2007
TOTALS	2,627		
			2,273
			222,164

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 2025								
				Heated Area: 2000			HX Base Yr				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			222,164
TOTAL MARKET OB/XF VALUE			3,140
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			280,304
SOH/AGL Deduction			0
ASSESSED VALUE			280,304
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			280,304
TOTAL JUST VALUE			280,304
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			270,387

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19446	ELEC OTHER	1,500	06/01/2007
M13030	MECH OTHER	0	06/01/2007
C19786	CO ISSUED	173,052	04/01/2007
B19786	NEW CONSTR	173,052	04/01/2007
P12328	OTHER	0	04/01/2007
R10290	REPAIR/RRF	2,000	04/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2387/0615	8/12/2020	WD	Q	I	01	239,000
GRANTOR: CANNON PAUL K III & N						
GRANTEE: VAIL JOHN M & SHANN						
1934/0505	7/30/2014	SW	U	I	12	156,500
GRANTOR: VYSTAR CREDIT UNION						
GRANTEE: CANNON PAUL K III						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	0	0	694.00	SF	5.20	5.20	100	2007
									3	87	3,140

BLD DATE	01/31/2013	KK	LGL DATE	
XF DATE	11/27/2007	JM	LAND DATE	11/27/2007
INC DATE			AG DATE	

BUILDING NOTES											
75231 RAVENWOOD DR, YULEE											

BUILDING DIMENSIONS											
PTO=[YR=2007] W11 S10 BAS=[YR=2007] W29 S44 FGR=[YR=2007] S21 E21 N21 W7 N2 W2S2 W12\$ E12 N2 E2 S2 E7 S16 E13 FOP=[YR=2007] S2 E6 N12 W6 S10\$ N10 E6 N50 W11\$ E11 N10\$.											

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	DPHT 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	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							