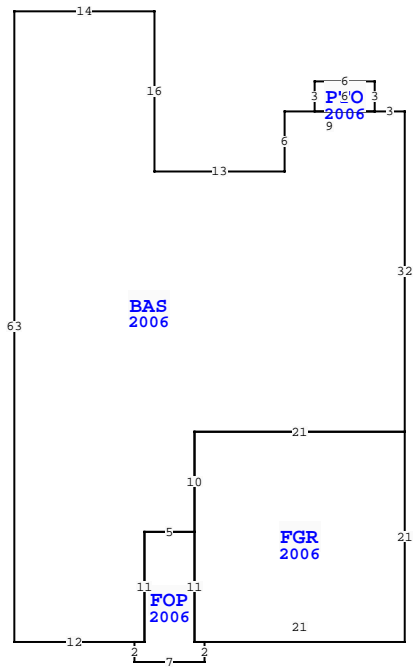




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	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	1,633	100	2006
FGR	441	55	2006
FOP	69	30	2006
PTO	18	5	2006
TOTALS	2,161		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,898	108.7800	108.78	206,464	2006	2006	0	0	9.00	91.00		
1 SINGLE FAM - 0% - 0 Heated Area: 1633 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	STANDARD	
BUILDING MARKET VALUE	Tax Dist:		
TOTAL MARKET OB/XF VALUE		187,882	
TOTAL LAND VALUE - MARKET		3,014	
TOTAL MARKET VALUE		55,000	
SOH/AGL Deduction		245,896	
ASSESSED VALUE		2,753	
TOTAL EXEMPTION VALUE		243,143	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		243,143	
NCON VALUE		245,896	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		237,516	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0618051	CO ISSUED	137,940	07/01/2006
E17724	ELEC OTHER	1,500	07/01/2006
M11822	MECH OTHER	0	07/01/2006
P11302	OTHER	0	07/01/2006
B0618051	NEW CONSTR	137,940	07/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2266/1233	3/29/2019	WD	Q	I	01	202,000
GRANTOR: ESSER JANET M						
GRANTEE: AH4R PROPERTIES TWO						
1761/1871	10/24/2011	WD	U	I	11	122,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: ESSER JANET M						

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	0	0	0		674.00	SF	5.20				3,014	

BLD DATE	02/22/2007	JM	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

BUILDING NOTES	
75323 RAVENWOOD DR, YULEE	

BUILDING DIMENSIONS	
BAS=[YR=2006] W3 PTO=[YR=2006] N3 W6 S3 E6 \$ W9 S6 W13 N16 W14 S63 E12 FOP=[YR=2006] S2 E7 N2 W1 N11 W5 S11 W1\$ E1N11 E5 FGR=[YR=2006] S11 E21 N21 W21 S10\$ N10 E21 N32\$.	

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	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							