

LOT 51
IN OR 1453/1548
TIMBER CREEK PLANTATION #2

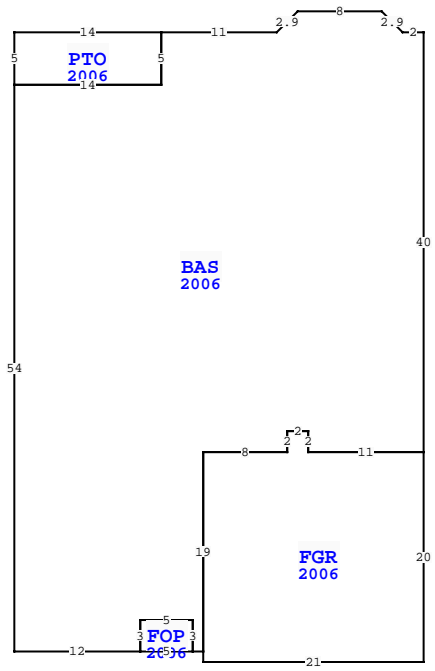
PEPE ANTHONY J
75339 RAVENWOOD DRIVE
YULEE, FL 32097

2025

11-2N-26-2051-0051-0000

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	80
Interior Floo	08	SHT VINYL	20
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	1,833	100	2006
FGR	424	55	2006
FOP	15	30	2006
PTO	70	5	2006
TOTALS	2,342		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,074	105.8400	105.84	219,512	2006	2006	0	0	9.00	91.00
1 SINGLE FAM - 100% - 2007 Heated Area: 1833 HX Base Yr 2007											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			199,756
TOTAL MARKET OB/XF VALUE			2,902
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			257,658
SOH/AGL Deduction			110,886
ASSESSED VALUE			146,772
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			96,050
TOTAL JUST VALUE			257,658
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			248,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17570	NEW CONSTR	136,893	10/18/2006
E17230	ELEC OTHER	1,500	05/01/2006
M11526	MECH OTHER	0	05/01/2006
P11037	OTHER	0	04/01/2006
R09178	REPAIR/RRF	2,000	04/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1453/1548	10/20/2006	WD Q		I		215,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: PEPE ANTHONY J						
1388/1119	2/13/2006	WD U	V	19		269,400
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

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		649.00 SF 5.20	100	2006	2006	3	86	2,902	

BLD DATE	02/23/2007	JM	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2006] W2 L2 U2 W8 D2 L2 W11 PTO=[YR=2006] W14 S5 E14 N5\$ S5 W14 S54 E12 FOP=[YR=2006] E5 N3 W5 S3\$N3 E5 S3 E1 FGR=[YR=2006] S1 E21 N20 W11 N2 W2 S2 W8 S19\$ N19 E8 N2 E2 S2 E11 N40\$.	

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