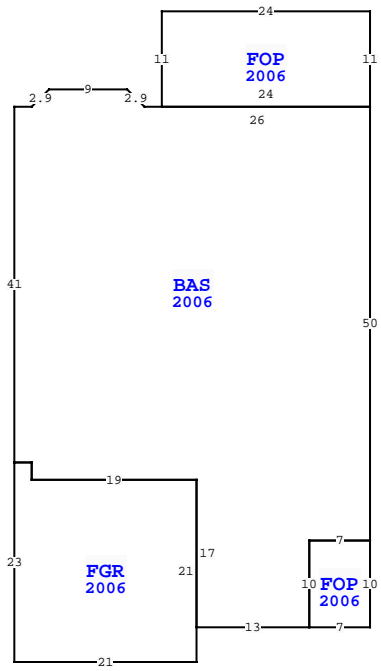


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	2,051	100	2006
FGR	445	55	2006
FOP	70	30	2006
FOP	264	30	2006
TOTALS	2,830		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,396	104.8600	104.86	251,245	2006	2006	0	0	0	9.00	91.00
1 SINGLE FAM - 0% - 2025 Heated Area: 2051 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			228,633
TOTAL MARKET OB/XF VALUE			6,783
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			290,416
SOH/AGL Deduction			0
ASSESSED VALUE			290,416
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			290,416
TOTAL JUST VALUE			290,416
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			280,514

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0611583	H/AC	0	06/01/2006
E0617429	ELEC OTHER	1,500	06/01/2006
P11082	OTHER	0	05/01/2006
C17574	CO ISSUED	149,981	04/01/2006
B17574	NEW CONSTR	149,981	04/01/2006
R09181	REPAIR/RRF	2,000	04/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2743/445	9/09/2024	WD Q	Q	I	01	325,000
GRANTOR: GULLEDGE JOSEPH & LAC						
GRANTEE: YAMASA CO LTD						
2087/1933	12/08/2016	WD Q	Q	I	01	188,000
GRANTOR: GORNIAC SAVERIO STANL						
GRANTEE: GULLEDGE JOSEPH & L						

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
1	0811	CONCRETE B	0	0	0	731.00	SF	5.20	5.20	100	2006	2006
2	0462	ST/AL FNC	0	0	0	732.00	SF	10.00	10.00	100	2008	2008
TOTALS												

BLD DATE	03/05/2007	JM	LGL DATE	
XF DATE	03/05/2007	JM	LAND DATE	03/05/2007 JM
INC DATE			AG DATE	

BUILDING NOTES	
75338 RAVENWOOD DR, YULEE	

BUILDING DIMENSIONS	
FOP=[YR=2006] N11 W24 S11 E24 \$ BAS2 006= W26 L2 U2 W9 D2 L2 W2 S 41 FGR=[YR=2006] S23 E21 N21 W19 N2 W2\$ E2 S2 E19 S17 E13 FOP2006 = E7 N10 W7 S10\$ N10 E7 N50\$.	

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	0	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000								