LOT 64
TIMBER CREEK PLANTATION #2
PB 7/165

WESTERFIELD LYNNE R & DOUGLAS K L/E/
75280 RAVENWOOD DR
YULEE, FL 32097

2025

11-2N-26-2051-0064-0000

BUILDING CHARACTERISTICS

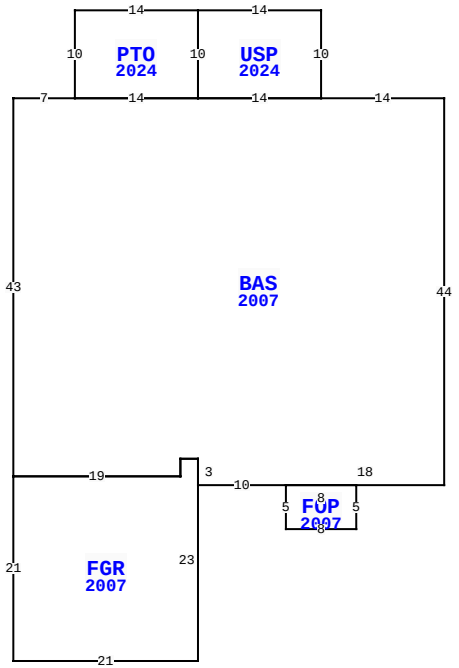
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,131	100	2007	2,131	204,463
FGR	445	55	2007	245	23,507
FOP	40	30	2007	12	1,151
PTO	140	5	2024	7	672
USP	140	30	2024	42	4,030
TOTALS	2,896			2,437	233,823

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,437	104.8600	104.86	255,544	2007	2007	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2024 Heated Area: 2131 HX Base Yr 2024



75280 RAVENWOOD DR, YULEE

BLD DATE	02/01/2013 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	233,823
TOTAL MARKET OB/XF VALUE	3,289
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	292,112
SOH/AGL Deduction	2,264
ASSESSED VALUE	289,848
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	239,126
TOTAL JUST VALUE	292,112
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	281,679

(14X10) COMPOSITE FSP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2306483	COMPOSITE SCRN PO	4,653	05/18/2023
R2305210	ROOF	18,000	04/21/2023
E18510	ELEC OTHER	1,500	12/01/2006
M12310	MECH OTHER	0	12/01/2006
C18829	CO ISSUED	0	11/01/2006
B18829	NEW CONSTR	174,108	11/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2787/1156	5/13/2025	QC	U	I	11	100
GRANTOR: WESTERFIELD LYNNE R &						
GRANTEE: KUHN WENDI						
2621/1438	2/22/2023	WD	Q	I	01	300,000
GRANTOR: LANSING JACKIE L & KE						
GRANTEE: WESTERFIELD LYNNE R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=0,0] W14 W14 W14 W7 S43 E19 N2 E2 S3 E10 E18 N44 $
FGR=[YR=2007;ORIG=-49,43] S21 E21 N23 W2 S2 W19 $
FOP=[YR=2007;ORIG=-18,44] S5 E8 N5 W8 $
USP=[YR=2024;ORIG=-28,0] E14 N10 W14 S10 $
PTO=[YR=2024;ORIG=-28,0] W14 N10 E14 S10 $
.

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	727.00	SF	5.20	5.20	100	2007	2007	3	87	3,289	

LAND DESCRIPTION

TOTAL OB/XF 3,289

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 07/19/2023 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS