LOT 80
IN OR 2075/1567
TIMBER CREEK PLANTATION #2

WEBSTER NANCY
75240 RAVENWOOD DR
YULEE, FL 32097

2025

11-2N-26-2051-0080-0000

BUILDING CHARACTERISTICS

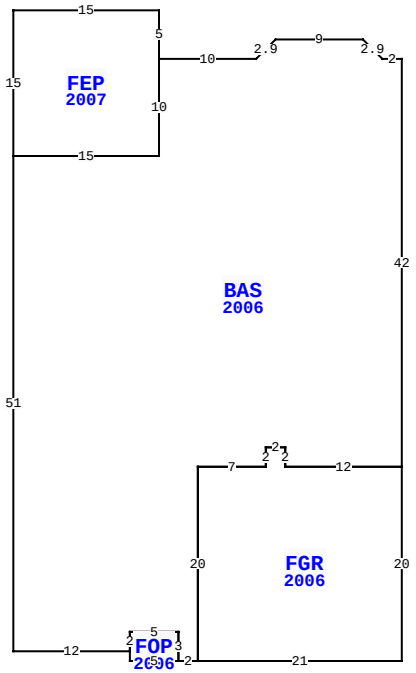
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,901	100	2006	1,901	187,505
FEP	225	80	2007	180	17,754
FGR	424	55	2006	233	22,982
FOP	15	30	2006	4	395
TOTALS	2,565			2,318	228,636

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,318	108.3880	108.39	251,248	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2017 Heated Area: 1901 HX Base Yr 2017



75240 RAVENWOOD DR, YULEE

BLD DATE	03/05/2007 JM	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	228,636
TOTAL MARKET OB/XF VALUE	3,028
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	286,664
SOH/AGL Deduction	100,655
ASSESSED VALUE	186,009
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	135,287
TOTAL JUST VALUE	286,664
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	276,459

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17937	ELEC OTHER	1,500	08/01/2006
M11977	MECH OTHER	0	08/01/2006
P11411	OTHER	0	08/01/2006
C18229	CO ISSUED	160,776	07/01/2006
R09542	REPAIR/RRF	2,000	07/01/2006
B18229	NEW CONSTR	160,776	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2075/1567	9/30/2016	WD	Q	I	01	169,000
GRANTOR: SHUTE JOSEPH D & DRAC						
GRANTEE: WEBSTER NANCY						
1462/1545	12/04/2006	WD	Q	I		247,400
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: SHUTE JOSEPH D & DR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W2 L2 U2 W9 D2 L2 W10 FEP=[YR=2007] N5 W15 S15 E15 N10 $ S10 W15 S51 E12 FOP=[YR=2006] S1 E5 N3 W5 S2$ N2 E5 S3 E2 FGR=[YR=2006] E21 N20 W12 N2 W2 S2 W7 S20$ N20 E7 N2 E2 S2 E12 N42$.

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	677.00	SF	5.20	5.20	100	2006	2006	3	86	3,028	

LAND DESCRIPTION

TOTAL OB/XF 3,028

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS