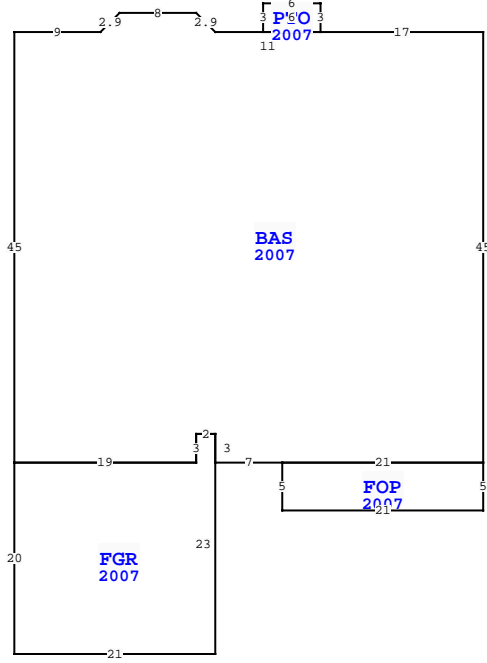


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	2,219	100	2007
FGR	426	55	2007
FOP	105	30	2007
PTO	18	5	2007
TOTALS	2,768		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,486	102.7200	102.72	255,362	2007	2007	0	0	8.50	91.50		
1 SINGLE FAM - 0% - 0 Heated Area: 2219 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			233,656
TOTAL MARKET OB/XF VALUE			7,665
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			296,321
SOH/AGL Deduction			0
ASSESSED VALUE			296,321
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			296,321
TOTAL JUST VALUE			296,321
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			286,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19839	ELEC OTHER	1,500	08/01/2007
M13204	MECH OTHER	0	08/01/2007
C20186	CO ISSUED	0	07/01/2007
B20186	NEW CONSTR	178,860	07/01/2007
P12566	OTHER	0	07/01/2007
R10541	REPAIR/RRF	2,000	07/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2153/1519	10/19/2017	WD	Q	I	01	206,500
GRANTOR: SMITH TIMOTHY S II &						
GRANTEE: AH4R PROPERTIES LLC						
1596/1255	12/10/2008	WD	Q	I		180,100
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: SMITH TIMOTHY S II						

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	718.00	SF	5.20	5.20	100	2007	2007	3	87	3,248	
2	0462	ST/AL FNC	0	0	0	0	512.00	SF	10.00	10.00	100	2017	2017	3	81	4,147	
3	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	90	270	

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

BUILDING NOTES	
75036 RAVENWOOD DR, YULEE	

BUILDING DIMENSIONS	
BAS=[YR=2007] W17 PTO=[YR=2007] N3 W6 S3 E6\$ W11 L2 U2 W8 D2 L2 W9 S45 FGR=[YR=2007] S20 E21 N23 W2 S3 W19 \$ E19 N3 E2 S3 E7 FOP=[YR=2007] S5 E21 N5 W21\$ E21 N45\$.	

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	000134	C	RES POND	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							