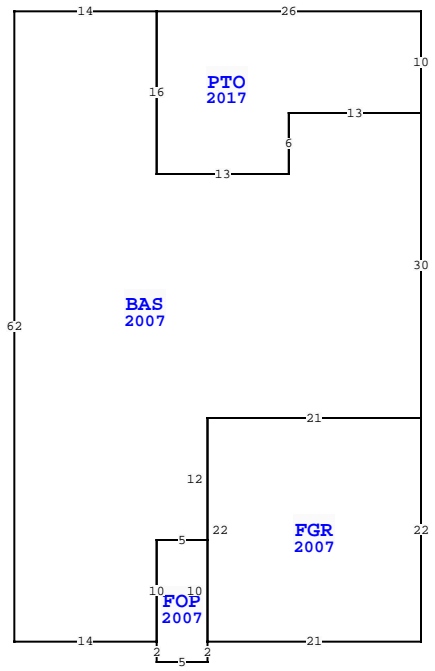


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,630	100	2007
FGR	462	55	2007
FOP	60	30	2007
PTO	338	5	2017
TOTALS	2,490		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,919	114.4640	114.46	219,649	2007	2007	0	0	8.50	91.50
1 SINGLE FAM - 100% - 2022 Heated Area: 1630 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			200,979
TOTAL MARKET OB/XF VALUE			3,227
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			259,206
SOH/AGL Deduction			51,327
ASSESSED VALUE			207,879
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			157,157
TOTAL JUST VALUE			259,206
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			250,242

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19763	ELEC OTHER	1,500	08/01/2007
M13184	MECH OTHER	0	08/01/2007
C20108	CO ISSUED	0	06/01/2007
R10490	REPAIR/RRF	2,000	06/01/2007
B20108	NEW CONSTR	138,996	06/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2470/0247	6/11/2021	WD Q	Q	I	01	274,500
GRANTOR: TAYLOR SHANNON M CONN						
GRANTEE: LINGLE STEVEN A JR						
1533/0477	10/31/2007	WD Q	Q	I		186,800
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: CONN SHANNON M & JU						

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	687.00	SF	5.20	5.20	100	2007	2007	3	87	3,108	
2	0810	CONCRETE A	0	100	7	21.00	SF	6.50	6.50	100	2007	2007	3	87	119	

BLD DATE	01/28/2013	KK	LGL DATE
XF DATE	11/27/2007	JM	LAND DATE
INC DATE			AG DATE

BUILDING NOTES	
75136 RAVENWOOD DR, YULEE	

BUILDING DIMENSIONS	
PTO=[YR=2017] W26 BAS=[YR=2007] W14 S62 E14 FOP=[YR=2007] S2 E5 N2 FGR=[YR=2007] E21 N22 W21 S22\$ N10 W5 S10\$ N10 E5 N12 E21 N30 W13 S6 W13 N16\$ S16 E13 N6 E13 N10\$.	

LAND DESCRIPTION										TOTAL OB/XF										3,227				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							