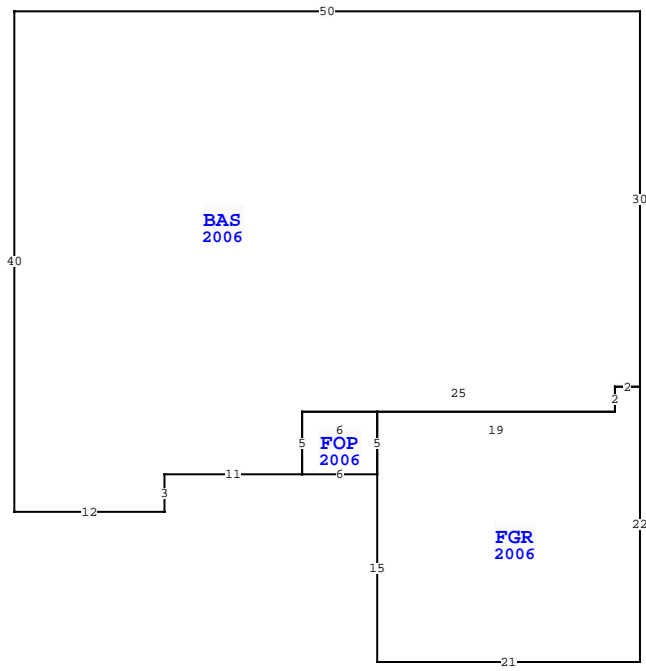


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,747	100	2006
FGR	424	55	2006
FOP	30	30	2006
TOTALS	2,201		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,989	106.8200	106.82	212,465	2006	2006	0	0	0	9.00	91.00
1 SINGLE FAM - 100% - 2024 Heated Area: 1747 HX Base Yr 2024												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			193,343
TOTAL MARKET OB/XF VALUE			65,319
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			313,662
SOH/AGL Deduction			0
ASSESSED VALUE			313,662
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			262,940
TOTAL JUST VALUE			313,662
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			311,045

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2210468	REMODEL- WINDOWS	13,136	11/01/2022
M2202271	H/AC	7,400	02/10/2022
22001687	XFOB	16,631	01/28/2022
22000356	SWIM POOL	90,000	01/06/2022
E17940	ELEC OTHER	1,500	08/01/2006
M11928	MECH OTHER	0	08/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2700/1932	3/05/2024	QC	U	I	11	100
GRANTOR: VELAZQUEZ-PEREZ LUIS						
GRANTEE: VELAZQUEZ-PEREZ LUI						
2473/1585	6/24/2021	SW	Q	I	02	269,000
GRANTOR: DIPLOMAT PROPERTY MAN						
GRANTEE: VELAZQUEZ-PEREZ LUIS						

EXTRA FEATURES		75202 RAVENWOOD DR, YULEE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0500	FP-PRE FAB	0 100
2	0811	CONCRETE B	0 100
3	0911	SCRN RM A	50 25
4	0861	POOL GUNIT	0 100
5	0871	POOL HTR R	0 100
6	0855	CONC PAVER	0 100

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
2	0811	CONCRETE B	0 100	0	0	664.00	SF	5.20	5.20	100	2006	2006	3	86	2,969	
3	0911	SCRN RM A	0 100	50	25	1,250.00	SF	17.50	17.50	100	2022	2022	3	93	20,344	
4	0861	POOL GUNIT	0 100	0	0	348.00	SF	85.00	85.00	100	2022	2022	3	95	28,101	
5	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	93	1,860	
6	0855	CONC PAVER	0 100	0	0	902.00	SF	10.00	10.00	100	2022	2022	3	99	8,930	
TOTAL OB/XF 65,319																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2006] W50 S40 E12 N3 E11 FOP=[YR=2006] E6	
FGR=[YR=2006] S15 E21 N22 W2 S2 W19 S5\$ N5 W6 S5\$ N5 E25 N2 E2 N30\$.	

LAND DESCRIPTION		TOTAL OB/XF 65,319																						
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	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							