LOT 29
TIMBER CREEK PLANTATION #2
PB 7/165

WILLIAMS NATHANIEL L & TYKERA
75067 RAVENWOOD DRIVE
YULEE, FL 32097

2026

11-2N-26-2051-0029-0000

NASSAU COUNTY PROPERTY

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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

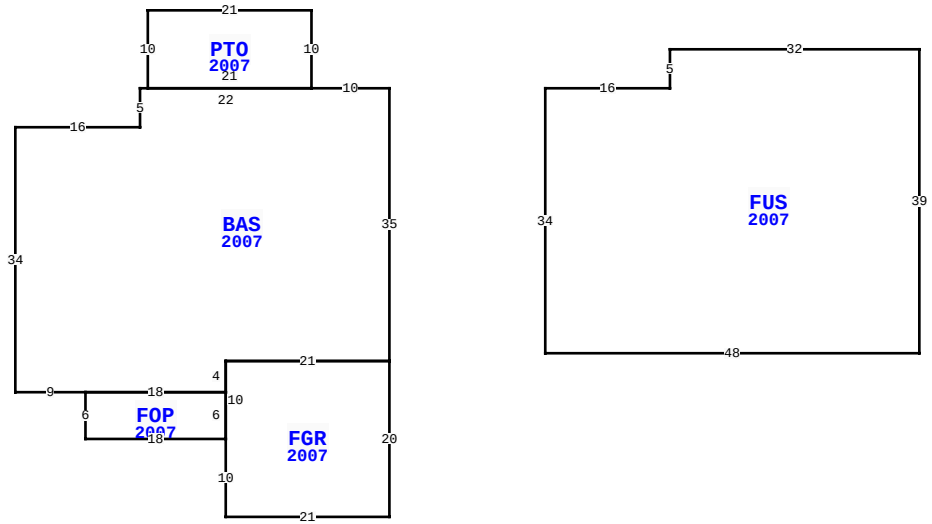
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,708	100	2007	1,708	154,216
FGR	420	55	2007	231	20,857
FOP	108	30	2007	32	2,889
FUS	1,792	100	2007	1,792	161,800
PTO	210	5	2007	10	903
TOTALS	4,238			3,773	340,665

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,773	94.5000	99.22	374,357	2007	2007	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2025 Heated Area: 3500 HX Base Yr



75067 RAVENWOOD DR, YULEE

BLD DATE	01/28/2013	KK	LGL DATE	
XF DATE	11/20/2007	JM	LAND DATE	04/09/2026 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		340,665
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		394,665
SOH/AGL Deduction		0
ASSESSED VALUE		394,665
TOTAL EXEMPTION VALUE	13	394,665
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		394,665
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		384,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19674	ELEC OTHER	1,500	07/01/2007
M13132	MECH OTHER	0	07/01/2007
C20069	CO ISSUED	0	06/01/2007
P12487	OTHER	0	06/01/2007
R10467	REPAIR/RRF	2,000	06/01/2007
B20069	NEW CONSTR	273,570	06/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2365/1497	5/06/2020	SW	Q	I	01	269,000
GRANTOR: MFRA TRUST 2014-2						
GRANTEE: WILLIAMS NATHANIEL						
2338/0733	1/30/2020	CT	U	I	18	69,100
GRANTOR: CLERK OF COURT						
GRANTEE: WILMINGTON TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W10 PTO=[YR=2007] N10 W21 S10 E21$ W22 S5 W16 S34 E9 FOP=[YR=2007] S6 E18 FGR=[YR=2007] S10 E21 N20 W21 S10$ N6 W18$ E18 N4 E21 N35$ PTR=E20 FUS=[YR=2007] E16 N5 E32 S39 W48 N34$ W20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	54,000.00	54,000.00	54,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS