LOT 31
TIMBER CREEK PLANTATION #2
PB 7/165

PAUL WAYNE S & MARIA A L/E/
75091 RAVENWOOD DRIVE
YULEE, FL 32097

2026

11-2N-26-2051-0031-0000

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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

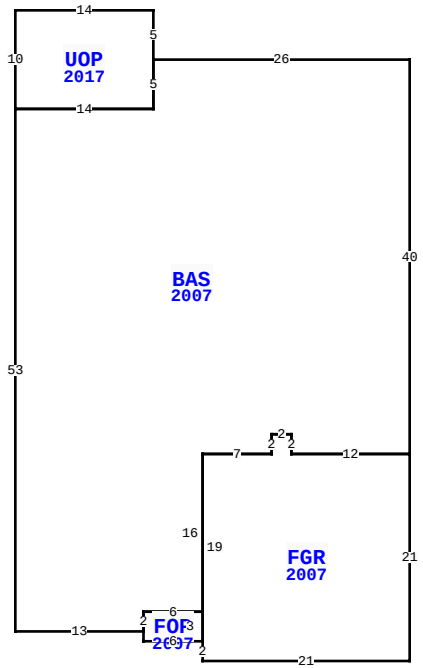
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	2007	1,856	187,694
FGR	445	55	2007	245	24,777
FOP	18	30	2007	5	506
UOP	140	20	2017	28	2,832
TOTALS	2,459			2,134	215,807

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,134	105.8400	111.13	237,151	2007	2007	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2008 Heated Area: 1856 HX Base Yr 2008



75091 RAVENWOOD DR, YULEE

BLD DATE	01/30/2013 KK	LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		215,807
TOTAL MARKET OB/XF VALUE		3,115
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		272,922
SOH/AGL Deduction		114,254
ASSESSED VALUE		158,668
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		107,257
TOTAL JUST VALUE		272,922
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19347	ELEC OTHER	1,500	06/01/2007
M12978	MECH OTHER	0	06/01/2007
M12978	ELEC OTHER	0	06/01/2007
C19783	CO ISSUED	0	04/01/2007
B19783	NEW CONSTR	156,816	04/01/2007
P12327	OTHER	0	04/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2669/778	8/18/2023	QC	U	I	11	58,000
GRANTOR: PAUL WAYNE S & MARIA						
GRANTEE: KIRKPATRICK RICARDO						
2108/0331	3/15/2017	WD	U	I	30	64,500
GRANTOR: PAUL WAYNE S & MARIA						
GRANTEE: PAUL WAYNE S & MARI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=0,0] W26 S5 W14 S53 E13 N2 E6 N16 E7 N2 E2 S2 E12 N40 $
FGR=[YR=2007;ORIG=-21,59] S2 E21 N21 W12 N2 W2 S2 W7 S19 $
UOP=[YR=2017;ORIG=-26,0] N5 W14 S10 E14 N5 $
FOP=[YR=2007;ORIG=-27,58] S1 E6 N3 W6 S2 $
.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	89	3,115	

LAND DESCRIPTION

TOTAL OB/XF 3,115

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