

LOT 33
TIMBER CREEK PLANTATION #2
PB 7/165

ETIENNE STEVEN & JENNIFER S
75113 RAVENWOOD DR
YULEE, FL 32097

2026

11-2N-26-2051-0033-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	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		2.5 100
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	1,563	100	2007	1,563	141,124
FGR	443	55	2007	244	22,031
FOP	48	30	2007	14	1,264
FUS	1,732	100	2007	1,732	156,383
PTO	18	5	2007	1	90

TOTALS	3,804			3,554	320,891
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	1076	TRELLIS A	0 100	11	3	33.00	SF	7.50	7.50
4	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00
6	0910	SCRN RM L	0 100	29	26	754.00	SF	15.00	15.00
7	0940	SHEDS/PORT	0 100	24	16	384.00	SF	30.00	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	3,554	94.5000	99.22	352,628	2007	2007	0	0	0	9.00	91.00	
1 SINGLE FAM 100% - 2021 Heated Area: 3295 HX Base Yr													

75113 RAVENWOOD DR, YULEE	BLD DATE	01/30/2013	KK	LGL DATE	
	XF DATE	11/20/2007	JM	LAND DATE	
	INC DATE			AG DATE	
				04/09/2026	MLU

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
2	1076	TRELLIS A	0 100	11	3	33.00	SF	7.50	7.50	100	2007	2007	3	85	210	
4	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00	100	2008	2008	04	85	42,500	
6	0910	SCRN RM L	0 100	29	26	754.00	SF	15.00	15.00	100	2008	2008	3	27	3,054	
7	0940	SHEDS/PORT	0 100	24	16	384.00	SF	30.00	30.00	100	2026	2023		93	10,714	

TOTAL OB/XF										56,478						
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
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

Total Acres: 0.00	Total Land Value: 54,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE				320,891	
TOTAL MARKET OB/XF VALUE				56,478	
TOTAL LAND VALUE - MARKET				54,000	
TOTAL MARKET VALUE				431,369	
SOH/AGL Deduction				26,376	
ASSESSED VALUE				404,993	
TOTAL EXEMPTION VALUE		13		404,993	
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				431,369	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				396,449	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006863	XFOB	19,161	05/03/2022
B0720429	SWIM POOL	0	08/23/2007
M12157	MECH OTHER	0	10/01/2006
C18509	CO ISSUED	0	09/01/2006
R09707	REPAIR/RRF	2,000	09/01/2006
B18509	NEW CONSTR	245,388	09/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2342/1496	1/31/2020	WD	Q	I	01
					292,500
GRANTOR: HOPKINS ANDREW T & CA					
GRANTEE: ETIENNE STEVEN & JE					
2079/0419	10/19/2016	WD	Q	I	01
					250,000
GRANTOR: WATSON EDDIE L JR & E					
GRANTEE: HOPKINS ANDREW T &					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2007] W3 PTO=[YR=2007] N3W6S3E6\$ W9 N6 W32 S41 E11 FOP=[YR=2007] S4 E12 FGR=[YR=2007] S9 E21 N21 W19 L1 U1 W1 S13\$ N4 W12\$ E12 N9 E1 D1 R1 E19 N27\$ PTR=W64 FUS=[YR=2007] W12 N6 W32 S41 E44 N35\$ E64\$.									