LOT 34
IN OR 1503/1715
TIMBER CREEK PLANTATION #2

TUCEI NATHAN D & JULIA F
75123 RAVENWOOD DRIVE
YULEE, FL 32097

2026

11-2N-26-2051-0034-0000

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 70
Interior Floo	08	SHT VINYL 30
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

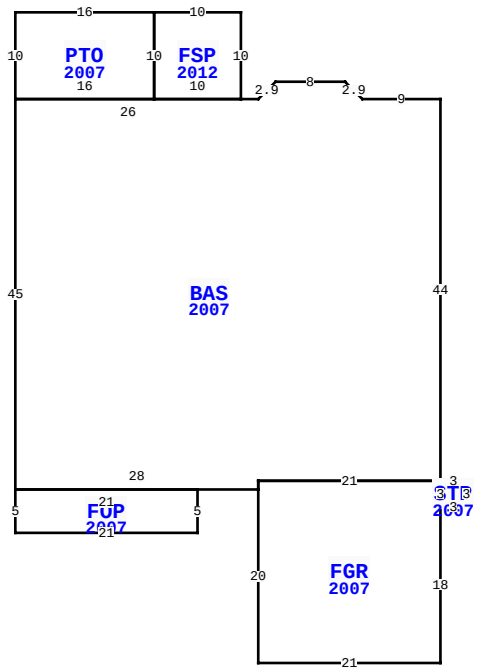
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,204	100	2007	2,204	216,328
FGR	441	55	2007	243	23,851
FOP	105	30	2007	32	3,141
FSP	100	40	2012	40	3,926
PTO	160	5	2007	8	785
STP	9	10	2007	1	98
TOTALS	3,019			2,528	248,130

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,528	102.7200	107.86	272,670	2007	2007	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2008 Heated Area: 2204 HX Base Yr 2008



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

75123 RAVENWOOD DR, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		248,130
TOTAL MARKET OB/XF VALUE		1,904
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		304,034
SOH/AGL Deduction		128,329
ASSESSED VALUE		175,705
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		124,294
TOTAL JUST VALUE		304,034
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,047

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18864	ELEC OTHER	1,500	03/01/2007
M12746	MECH OTHER	0	03/01/2007
C19420	CO ISSUED	0	02/01/2007
R10065	REPAIR/RRF	2,000	02/01/2007
B19420	NEW CONSTR	194,832	02/01/2007
P12133	OTHER	0	02/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1503/1715	6/06/2007	WD	Q	I		218,400
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: TUCEI NATHAN D & JU						
1451/0568	10/11/2006	WD	U	V	19	136,300
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W9 U2 L2 W8 D2 L2 W2 FSP=[YR=2012] N10 W10
PTO=[YR=2007] W16 S10 E16 N10$ S10 E10$ W26 S45
FOP=[YR=2007] S5 E21 N5 W21$ E28 FGR=[YR=2007] S20 E21 N18
STP=[YR=2007] E3 N3 W3 S3$ N3 W21 S1 $ N1 E21 N44$.

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	0910	SCRN RM L	0	100	16	10	160.00	SF	15.00	15.00	100	2009	2009	3	31	744	
3	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	2011	2011	3	40	960	
4	1242	WD DECK A	0	100	10	5	50.00	SF	10.00	10.00	100	2011	2011	3	40	200	

LAND DESCRIPTION

TOTAL OB/XF 1,904

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 03/13/2024 BY KBA Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS