

LOT 36
TIMBER CREEK PLANTATION #2
PB 7/165

CARLAN DANIEL/LOVELADY APRIL
75143 RAVENWOOD DRIVE
YULEE, FL 32097

2026

11-2N-26-2051-0036-0000



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	11	CLAY TILE 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	0100SINGLE 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	1,562	100	2007	1,562	146,278
FGR	444	55	2007	244	22,850
FOP	48	30	2007	14	1,311
FUS	1,732	100	2007	1,732	162,198
UOP	80	20	2011	16	1,499
USP	272	30	2011	82	7,679
TOTALS	4,138			3,650	341,816

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	3,650	98.0100	102.91	375,622	2007	2007	0	0
1 SINGLE FAM 100% - 2021 Heated Area: 3294 HX Base Yr 2021									
BLD DATE	11/27/2007 JM						LGL DATE		
XF DATE							LAND DATE	04/09/2026 MLU	
INC DATE							AG DATE		

NASSAU COUNTY PROPERTY				PAGE 1 of 1		4
VALUATION SUMMARY						
VALUATION BY						STANDARD
Tax Group: 4			Tax Dist:			
BUILDING MARKET VALUE						341,816
TOTAL MARKET OB/XF VALUE						7,839
TOTAL LAND VALUE - MARKET						54,000
TOTAL MARKET VALUE						403,655
SOH/AGL Deduction						83,800
ASSESSED VALUE						319,855
TOTAL EXEMPTION VALUE			HX HB			51,411
BASE TAXABLE VALUE						268,444
TOTAL JUST VALUE						403,655
NCON VALUE						0
INCOME VALUE						
PREVIOUS YEAR MKT VALUE						394,151

EXTRA FEATURES							75143 RAVENWOOD DR, YULEE				XFLYDATE INC DATE		CANDIDATE AG DATE		04/03/2020		REU	
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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	89	1,780		
3	0940	SHEDS/PORT	0	100	16	12	192.00	SF	19.50	19.50	100	2011	2011	3	40	1,498		
4	1242	WD DECK A	0	100	0	0	582.00	SF	10.00	10.00	100	2011	2011	3	40	2,328		
5	1242	WD DECK A	0	100	0	0	36.00	SF	10.00	10.00	100	2011	2011	3	40	144		
6	0350	CARPORT WD	0	100	14	14	196.00	SF	13.00	13.00	100	2026	2020		82	2,089		