LOT 37
TIMBER CREEK PLANTATION #2
PB 7/165

LONG MIRANDA E & ALFRED W JR
75153 RAVENWOOD DR
YULEE, FL 32097

**2026**

**11-2N-26-2051-0037-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 100 |
| 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 |

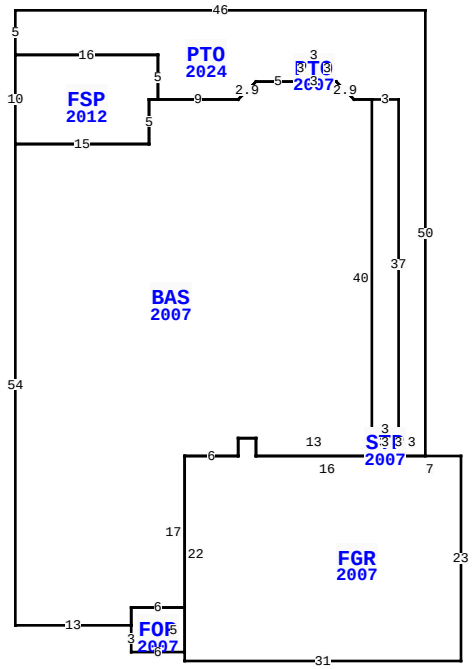
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,892 | 100 | 2007 | 1,892 | 203,771 |
| FGR | 717 | 55 | 2007 | 394 | 42,434 |
| FOP | 30 | 30 | 2007 | 9 | 970 |
| FSP | 155 | 40 | 2012 | 62 | 6,678 |
| PTO | 9 | 5 | 2007 | 0 | 0 |
| PTO | 469 | 5 | 2024 | 23 | 2,477 |
| STP | 9 | 10 | 2007 | 1 | 108 |
| TOTALS | 3,281 | | | 2,381 | 256,436 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,381 | 118.5800 | 124.51 | 296,458 | 2007 | 2007 | 0 | 0 | 0 | 13.50 | 86.50 |

1 SINGLE FAM 0% - 2024 Heated Area: 1892 HX Base Yr




75153 RAVENWOOD DR, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 01/28/2013 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 | 256,436 |
| TOTAL MARKET OB/XF VALUE | 1,780 |
| TOTAL LAND VALUE - MARKET | 54,000 |
| TOTAL MARKET VALUE | 312,216 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 312,216 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 312,216 |
| TOTAL JUST VALUE | 312,216 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 307,552 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E18239 | ELEC OTHER | 1,500 | 10/01/2006 |
| M12154 | MECH OTHER | 0 | 10/01/2006 |
| C18516 | CO ISSUED | 163,680 | 09/01/2006 |
| R09714 | REPAIR/RRF | 2,000 | 09/01/2006 |
| B18516 | NEW CONSTR | 163,680 | 09/01/2006 |
| P11567 | OTHER | 0 | 09/01/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2680/1153 | 11/15/2023 | WD | Q | I | 01 | 345,000 |
| GRANTOR: WOOD JOSEPH D III & S | | | | | | |
| GRANTEE: LONG MIRANDA E & AL | | | | | | |
| 2402/0096 | 10/16/2020 | WD | Q | I | 01 | 245,000 |
| GRANTOR: BEIDEMAN MICHELE R & | | | | | | |
| GRANTEE: WOOD JOSEPH D III & | | | | | | |

## BUILDING NOTES

## 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 | 0504 | FP-ELECTRI | 0 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2007 | 2007 | 3 | 89 | 1,780 | |

## BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=0,0] W2 U2L2 W1 W3 W5 D2L2 W9 W1 S5 W15 S54 E13 N2 E6 N17 E6 N2 E2 S2 E13 N40 $
FGR=[YR=2007;ORIG=-21,62] S1 E31 N23 W7 W16 N2 W2 S2 W6 S22 $
FSP=[YR=2012;ORIG=-24,0] N5 W16 S10 E15 N5 E1 $
FOP=[YR=2007;ORIG=-27,59] S3 E6 N5 W6 S2 $
PTO=[YR=2007;ORIG=-5,-2] N3 W3 S3 E3 $
STP=[YR=2007;ORIG=3,40] N3 W3 S3 E3 $
PTO=[YR=2024;ORIG=-40,-5] E16 S5 E9 U2R2 E5 N3 E3 S3 E1 D2R2 E2 E3 S37 S3 E3 N50 W46 S5 $
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## LAND DESCRIPTION

TOTAL OB/XF 1,780

| 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 | 0 | 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