LOT 39
IN OR 1508/1963
TIMBER CREEK PLANTATION #2

TOWNSEND MARC & KATHLEEN
75173 RAVENWOOD DRIVE
YULEE, FL 32097

2026

11-2N-26-2051-0039-0000

BUILDING CHARACTERISTICS

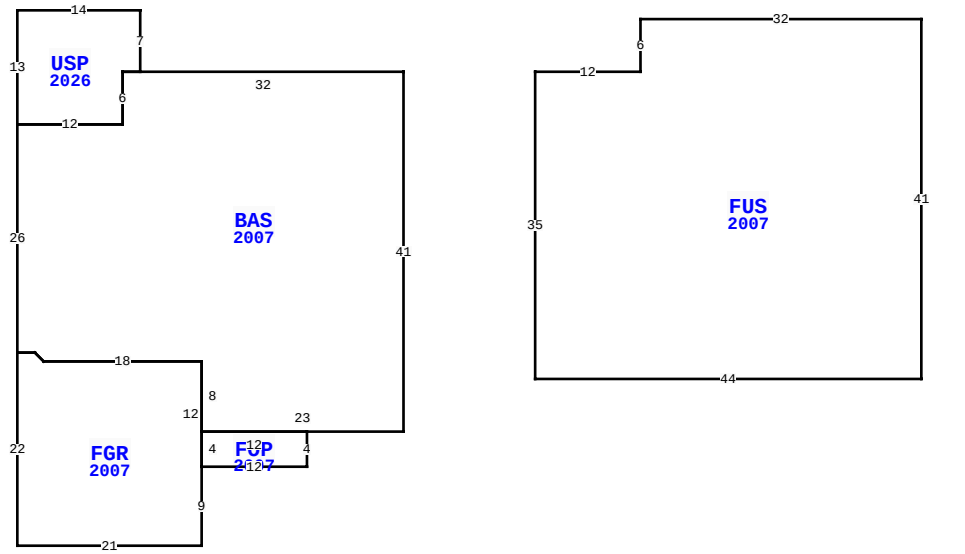
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	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	1,562	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
USP	170	30	2026	51	4,776
TOTALS	3,956			3,603	337,414

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,603	98.0100	102.91	370,785	2007	2007	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2008 Heated Area: 3294 HX Base Yr 2008



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/09/2026 MLU
AG DATE	

75173 RAVENWOOD DR, YULEE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		337,414
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		391,414
SOH/AGL Deduction		171,375
ASSESSED VALUE		220,039
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		168,628
TOTAL JUST VALUE		391,414
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,757

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2211450	REPAIR/RRF	7,000	12/01/2022
21014564	REPAIR/RRF	0	10/21/2021
E18406	ELEC OTHER	1,500	11/01/2006
M12268	MECH OTHER	0	11/01/2006
C18570	CO ISSUED	0	09/01/2006
R09754	REPAIR/RRF	2,000	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1508/1963	6/29/2007	WD	Q	I		252,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: TOWNSEND MARC & KAT						
1439/0865	8/25/2006	WD	U	V	19	180,300
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2007;ORIG=15,0] E12 N6 E32 S41 W44 N35 $
BAS=[YR=2007;ORIG=0,0] W32 S6 W12 S26 E2 D1R1 E18 S8 E23 N41 $
FGR=[YR=2007;ORIG=-44,32] S22 E21 N9 N12 W18 U1L1 W2 $
USP=[YR=2026;ORIG=-44,6] E12 N6 E2 N7 W14 S13 $
FOP=[YR=2007;ORIG=-23,45] E12 N4 W12 S4 $
PTR=[ORIG=0,0] E15 W15 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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