LOT 41
IN OR 2204/1294
TIMBER CREEK PLANTATION #2

HUNT LISA
75209 RAVENWOOD DRIVE
YULEE, FL 32097

**2026**

**11-2N-26-2051-0041-0000**

## 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 |

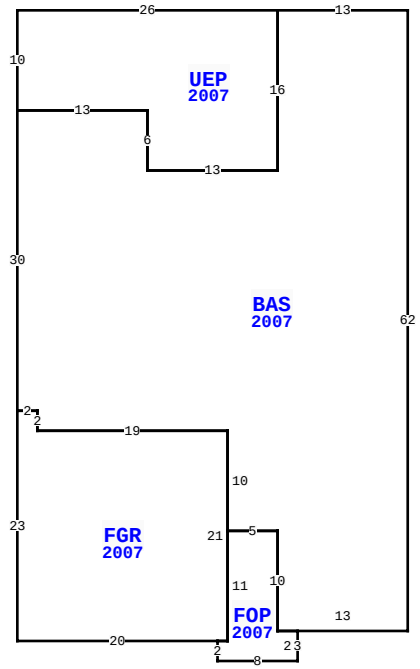
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,606 | 100 | 2007 | 1,606 | 163,917 |
| FGR | 445 | 55 | 2007 | 245 | 25,006 |
| FOP | 73 | 30 | 2007 | 22 | 2,246 |
| UEP | 338 | 60 | 2007 | 203 | 20,719 |
| TOTALS | 2,462 | | | 2,076 | 211,888 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,076 | 106.8200 | 112.16 | 232,844 | 2007 | 2007 | 0 | 0 | 0 | 9.00 | 91.00 |

1 SINGLE FAM 100% - 2019 Heated Area: 1606 HX Base Yr




75209 RAVENWOOD DR, YULEE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 11/27/2007 | JM | LGL DATE | |
| XF DATE | 11/27/2007 | JM | LAND DATE | 04/09/2026 MLU |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 211,888 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 54,000 |
| TOTAL MARKET VALUE | | 265,888 |
| SOH/AGL Deduction | | 18,496 |
| ASSESSED VALUE | | 247,392 |
| TOTAL EXEMPTION VALUE | 13 | 247,392 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 265,888 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 261,383 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E18927 | ELEC OTHER | 1,500 | 03/01/2007 |
| M12797 | MECH OTHER | 0 | 03/01/2007 |
| C19506 | CO ISSUED | 0 | 02/01/2007 |
| R10128 | REPAIR/RRF | 2,000 | 02/01/2007 |
| B19506 | NEW CONSTR | 156,420 | 02/01/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2204/1294 | 6/18/2018 | WD | Q | I | 02 | 201,000 |
| GRANTOR: SMITH DENNIS & SHERRY | | | | | | |
| GRANTEE: HUNT STEVE & LISA | | | | | | |
| 1506/0342 | 6/18/2007 | WD | Q | I | | 184,000 |
| GRANTOR: KB HOME JACKSONVILLE | | | | | | |
| GRANTEE: SMITH DENNIS & SHER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=0,0] W13 S16 W13 N6 W13 S30 E2 S2 E19 S10 E5 S10 E13 N62 $
FGR=[YR=2007;ORIG=-39,40] S23 E20 E1 N21 W19 N2 W2 $
UEP=[YR=2007;ORIG=-13,0] W26 S10 E13 S6 E13 N16 $
FOP=[YR=2007;ORIG=-19,63] S2 E8 N3 W2 N10 W5 S11 W1 $
.

## 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