LOT 43
TIMBER CREEK PLANTATION #2
PB 7/165

YAMASA CO LTD
PO BOX 4090
SCOTTSDALE, AZ 85261

2026

11-2N-26-2051-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

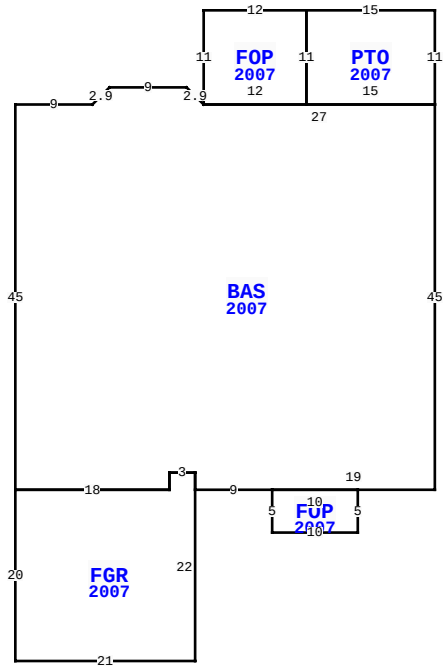
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,221	100	2007	2,221	218,765
FGR	426	55	2007	234	23,049
FOP	50	30	2007	15	1,477
FOP	132	30	2007	40	3,940
PTO	165	5	2007	8	788
TOTALS	2,994			2,518	248,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,518	104.6400	109.87	276,653	2007	2007	0	0	0	10.35	89.65

1 SINGLE FAM 0% - 2025 Heated Area: 2221 HX Base Yr



75245 RAVENWOOD DR, YULEE

BLD DATE	04/30/2008 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	248,019
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	302,019
SOH/AGL Deduction	20,534
ASSESSED VALUE	281,485
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	281,485
TOTAL JUST VALUE	302,019
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	255,895

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12153	MECH OTHER	0	10/01/2006
C18510	CO ISSUED	0	09/01/2006
B18510	NEW CONSTR	189,882	09/01/2006
P11564	OTHER	0	09/01/2006
R09637	REPAIR/RRF	2,000	08/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2696/404	2/22/2024	WD	Q	I	01	300,000
GRANTOR: WATKINS JASON C						
GRANTEE: YAMASA CO LTD						
2071/0189	8/02/2016	SW	Q	I	02	179,000
GRANTOR: BANK OF NEW YORK MELL						
GRANTEE: WATKINS JASON C & S						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2007] W15 FOP=[YR=2007] W12 S11 BAS=[YR=2007] U2 L2 W9 D2 L2 W9 S45 FGR=[YR=2007] S20 E21 N22 W3 S2 W18$ E18 N2 E3 S2 E9 FOP=[YR=2007] S5 E10 N5 W10$ E19 N45 W27$ E12 N11$ S11 E15 N11$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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