LOT 44
IN OR 1909/1531
TIMBER CREEK PLANTATION #2

ROBINSON MICHELLE H
75255 RAVENWOOD DR
YULEE, FL 32097

2026

11-2N-26-2051-0044-0000

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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

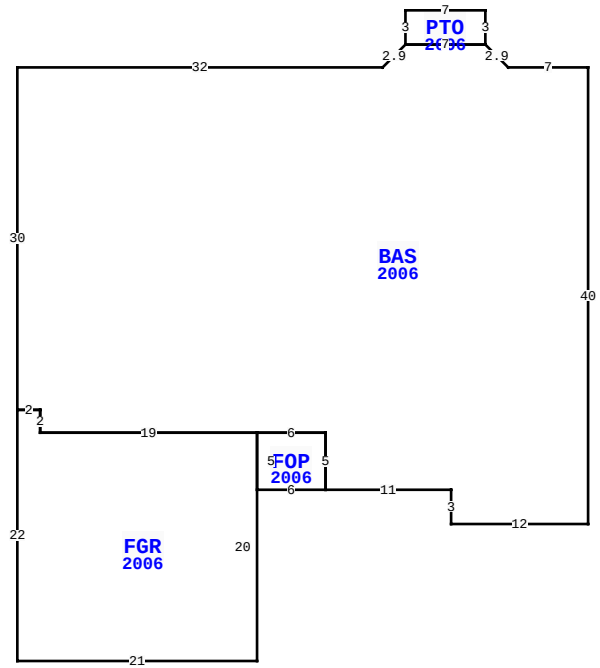
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,765	100	2006	1,765	179,156
FGR	424	55	2006	233	23,650
FOP	30	30	2006	9	913
PTO	21	5	2006	1	101
TOTALS	2,240			2,008	203,821

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,008	106.8200	112.16	225,217	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 100% - 2021 Heated Area: 1765 HX Base Yr 2021



BLD DATE	01/31/2013 KK	LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

75255 RAVENWOOD DR, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		203,821
TOTAL MARKET OB/XF VALUE		3,080
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		260,901
SOH/AGL Deduction		61,507
ASSESSED VALUE		199,394
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		147,983
TOTAL JUST VALUE		260,901
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,422

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R23-08714	REROOF	15,000	07/07/2023
E18092	ELEC OTHER	1,500	09/01/2006
M12064	MECH OTHER	0	09/01/2006
C18392	CO ISSUED	143,022	08/01/2006
B18392	NEW CONSTR	143,022	08/01/2006
P11499	OTHER	0	08/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1909/1531	3/12/2014	QC	U	I	11	100
GRANTOR: THE HOMEOWNERS ASSOCI						
GRANTEE: ROBINSON MICHELLE H						
1894/1601	12/23/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: THE HOMEOWNERS ASSO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W7 L2 U2 PTO=[YR=2006] N3 W7 S3 E7$W7 D2 L2 W32 S30 FGR=[YR=2006] S22 E21 N20 W19 N2 W2$ E2 S2 E19 FOP=[YR=2006] S5 E6 N5 W6$ E6 S5 E11 S3 E12 N40$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 3,080

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	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