LOT 45
IN OR 2081/348
TIMBER CREEK PLANTATION #2

NORMILE MICHAEL JR & CARRIE
75267 RAVENWOOD DRIVE
YULEE, FL 32097

2026

11-2N-26-2051-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

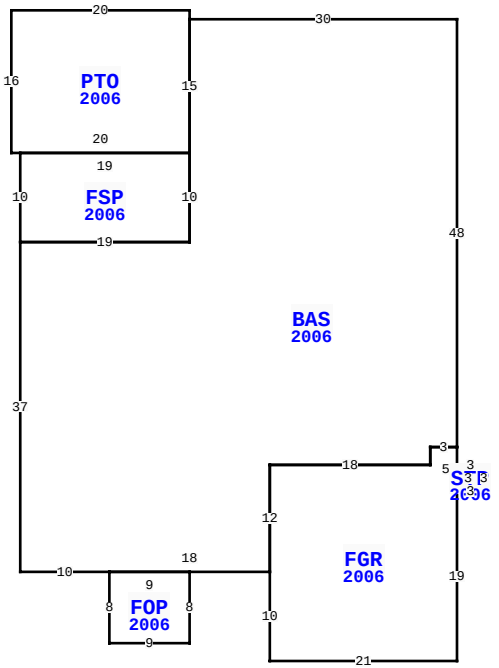
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,305	100	2006	2,305	222,892
FGR	468	55	2006	257	24,851
FOP	72	30	2006	22	2,128
FSP	190	40	2006	76	7,350
PTO	320	5	2006	16	1,548
STP	9	10	2006	1	97
TOTALS	3,364			2,677	258,863

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,677	101.7600	106.85	286,037	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 100% - 2017 Heated Area: 2305 HX Base Yr 2017



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

75267 RAVENWOOD DR, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		258,863
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		312,863
SOH/AGL Deduction		109,969
ASSESSED VALUE		202,894
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		151,483
TOTAL JUST VALUE		312,863
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,887

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17938	ELEC OTHER	1,500	08/01/2006
M11926	MECH OTHER	0	08/01/2006
C18190	CO ISSUED	216,150	07/01/2006
P11374	OTHER	0	07/01/2006
R09525	REPAIR/RRF	2,000	07/01/2006
B18190	NEW CONSTR	216,150	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2081/0348	10/31/2016	WD	Q	I	01	221,000
GRANTOR: BEREI JOSEPH L						
GRANTEE: NORMILE MICHAEL JR						
1471/1249	1/12/2007	WD	Q	I		241,200
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: BEREI JOSEPH L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=0,0] W30 S15 S10 W19 S37 E10 E18 N12 E18 N2 E3 N48 $
FGR=[YR=2006;ORIG=-21,62] S10 E21 N19 N5 W3 S2 W18 S12 $
PTO=[YR=2006;ORIG=-30,0] N1 W20 S16 E20 N15 $
FSP=[YR=2006;ORIG=-30,15] W19 S10 E19 N10 $
FOP=[YR=2006;ORIG=-39,62] S8 E9 N8 W9 $
STP=[YR=2006;ORIG=0,53] E3 N3 W3 S3 $
.

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