LOT 49
TIMBER CREEK PLANTATION #2
PB 7/165

FULLER JEREME LASHE
1839 WHELP WAY
CHESAPEAKE, VA 23323

2026

11-2N-26-2051-0049-0000

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 80
Interior Floo	08	SHT VINYL 20
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

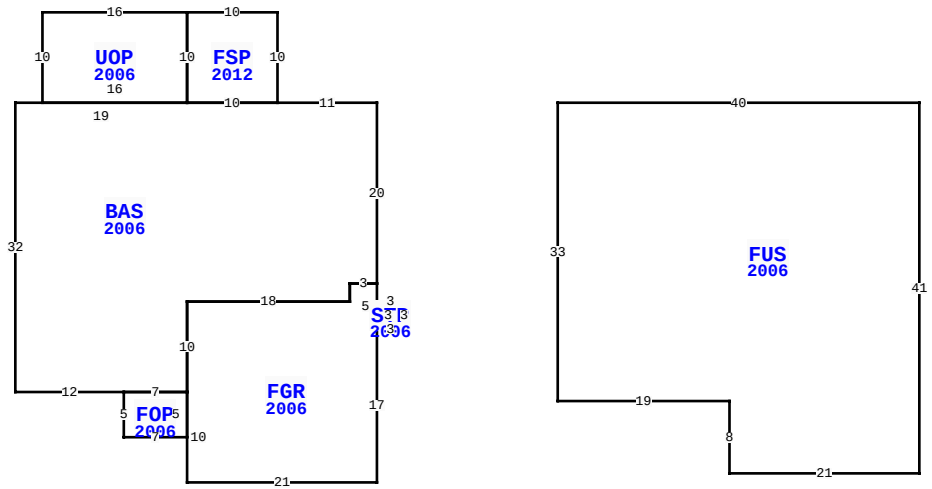
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	2006	1,064	101,694
FGR	426	55	2006	234	22,365
FOP	35	30	2006	10	956
FSP	100	40	2012	40	3,823
FUS	1,488	100	2006	1,488	142,219
STP	9	10	2006	1	96
UOP	160	20	2006	32	3,059
TOTALS	3,282			2,869	274,210

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,869	100.5800	105.61	302,995	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 0% - 2026 Heated Area: 2552 HX Base Yr



75309 RAVENWOOD DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	274,210
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	328,210
SOH/AGL Deduction	0
ASSESSED VALUE	328,210
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	328,210
TOTAL JUST VALUE	328,210
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	320,477

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000501	REPAIR/RRF	7,900	01/19/2021
E18013	ELEC OTHER	1,500	09/01/2006
M12050	MECH OTHER	0	09/01/2006
C18339	CO ISSUED	211,596	08/01/2006
B18339	NEW CONSTR	211,596	08/01/2006
P11457	OTHER	0	08/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2433/1367	2/02/2021	WD	Q	I	01	315,000
GRANTOR: ROBINSON AUSTIN T & T						
GRANTEE: FULLER JEREME LASHE						
2211/0427	7/13/2018	WD	Q	I	01	236,000
GRANTOR: AUSTIN ERIC B & MELIS						
GRANTEE: ROBINSON AUSTIN T &						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2006;ORIG=20,0] E40 S41 W21 N8 W19 N33 $
BAS=[YR=2006;ORIG=0,0] W11 W10 W19 S32 E12 E7 N10 E18 N2 E3 N20 $
FGR=[YR=2006;ORIG=-21,32] S10 E21 N17 N5 W3 S2 W18 S10 $
UOP=[YR=2006;ORIG=-21,0] N10 W16 S10 E16 $
FSP=[YR=2012;ORIG=-11,0] N10 W10 S10 E10 $
FOP=[YR=2006;ORIG=-28,32] S5 E7 N5 W7 $
STP=[YR=2006;ORIG=0,25] E3 N3 W3 S3 $
PTR=[ORIG=0,0] E20 W20 $
.

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