LOT 50
TIMBER CREEK PLANTATION #2
PB 7/165

AH4R PROPERTIES TWO LLC
ATTN: PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE30
CALABASAS, CA 91302

2026

11-2N-26-2051-0050-0000

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	13	LVT/LAMNT 100
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

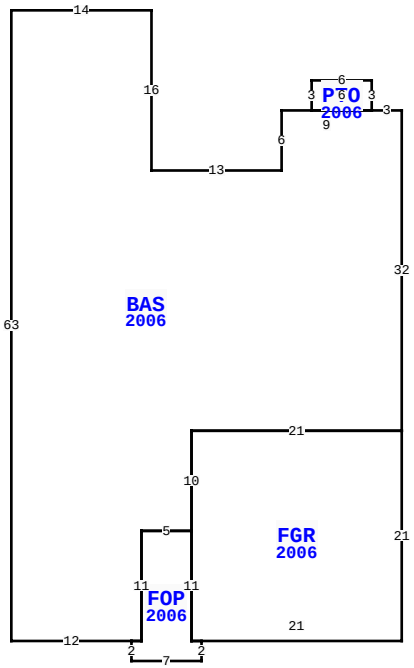
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,633	100	2006	1,633	168,802
FGR	441	55	2006	243	25,118
FOP	69	30	2006	21	2,171
PTO	18	5	2006	1	103
TOTALS	2,161			1,898	196,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,898	108.7800	114.22	216,790	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 0% - 0 Heated Area: 1633 HX Base Yr



75323 RAVENWOOD DR, YULEE

BLD DATE	02/22/2007 JM	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	196,195
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	250,195
SOH/AGL Deduction	0
ASSESSED VALUE	250,195
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	250,195
TOTAL JUST VALUE	250,195
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	245,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0618051	CO ISSUED	137,940	07/01/2006
E17724	ELEC OTHER	1,500	07/01/2006
M11822	MECH OTHER	0	07/01/2006
P11302	OTHER	0	07/01/2006
B0618051	NEW CONSTR	137,940	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2266/1233	3/29/2019	WD	Q	I	01	202,000
GRANTOR: ESSER JANET M						
GRANTEE: AH4R PROPERTIES TWO						
1761/1871	10/24/2011	WD	U	I	11	122,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: ESSER JANET M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W3 PTO=[YR=2006] N3 W6 S3 E6 $ W9 S6 W13 N16 W14 S63 E12 FOP=[YR=2006] S2 E7 N2 W1 N11 W5 S11 W1$ E1N11 E5 FGR=[YR=2006] S11 E21 N21 W21 S10$ N10 E21 N32$.

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