LOT 59
TIMBER CREEK PLANTATION #2
PB 7/165

YAMASA CO LTD
PO BOX 4090
SCOTTSDALE, AZ 85261

2026

11-2N-26-2051-0059-0000

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	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

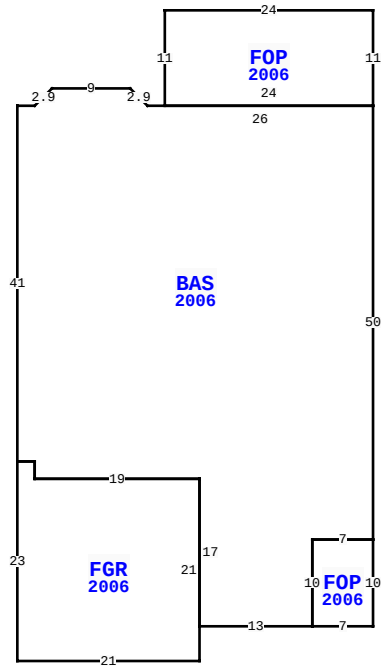
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,051	100	2006	2,051	204,363
FGR	445	55	2006	245	24,412
FOP	70	30	2006	21	2,092
FOP	264	30	2006	79	7,872
TOTALS	2,830			2,396	238,739

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,396	104.8600	110.10	263,800	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 0% - 2025 Heated Area: 2051 HX Base Yr



BLD DATE	03/05/2007 JM	LGL DATE	
XF DATE	03/05/2007 JM	LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

75338 RAVENWOOD DR, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	238,739
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	292,739
SOH/AGL Deduction	0
ASSESSED VALUE	292,739
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	292,739
TOTAL JUST VALUE	292,739
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	290,416

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0611583	H/AC	0	06/01/2006
E0617429	ELEC OTHER	1,500	06/01/2006
P11082	OTHER	0	05/01/2006
C17574	CO ISSUED	149,981	04/01/2006
B17574	NEW CONSTR	149,981	04/01/2006
R09181	REPAIR/RRF	2,000	04/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2743/445	9/09/2024	WD	Q	I	01	325,000
GRANTOR: GULLEDGE JOSEPH & LAC						
GRANTEE: YAMASA CO LTD						
2087/1933	12/08/2016	WD	Q	I	01	188,000
GRANTOR: GORNIAK SAVERIO STANL						
GRANTEE: GULLEDGE JOSEPH & L						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] N11 W24 S11 E24 $ BAS2 006= W26 L2 U2 W9 D2 L2 W2 S 41 FGR=[YR=2006] S23 E21 N21 W19 N2 W2$ E2 S2 E19 S17 E13 FOP2006 = E7 N10 W7 S10$ N10 E7 N50$.

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	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