LOT 60
IN OR 2167/324
TIMBER CREEK PLANTATION #2

HOPPER MELBA M
75330 RAVENWOOD DRIVE
YULEE, FL 32097

2026

11-2N-26-2051-0060-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

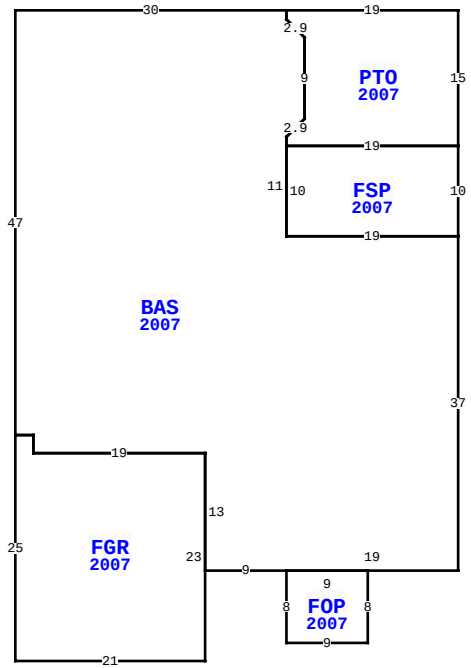
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,308	100	2007	2,308	230,548
FGR	487	55	2007	268	26,770
FOP	72	30	2007	22	2,198
FSP	190	40	2007	76	7,592
PTO	263	5	2007	13	1,299
TOTALS	3,320			2,687	268,406

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,687	104.5440	109.77	294,952	2007	2007	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2020 Heated Area: 2308 HX Base Yr 2020



75330 RAVENWOOD DR, YULEE

BLD DATE	11/27/2007	JM	LGL DATE	
XF DATE	11/27/2007	JM	LAND DATE	04/09/2026 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		268,406
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		322,406
SOH/AGL Deduction		83,848
ASSESSED VALUE		238,558
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		187,147
TOTAL JUST VALUE		322,406
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,158

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19372	ADDITION	1,800	01/01/2007
E17944	ELEC OTHER	1,500	08/01/2006
M11927	MECH OTHER	0	08/01/2006
C18187	CO ISSUED	0	07/01/2006
P11375	OTHER	0	07/01/2006
R09522	REPAIR/RRF	2,000	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2167/0324	12/29/2017	WD	Q	I	01	234,000
GRANTOR: HOSTETTER DANNIE J &						
GRANTEE: HOPPER MELBA M						
1475/1019	1/31/2007	WD	Q	I		270,700
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: HOSTETTER DANNIE J						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2007] W19 BAS=[YR=2007] W30 S47 FGR=[YR=2007] S25 E21 N23 W19 N2W2$ E2 S2 E19 S13 E9 FOP=[YR=2007] S8 E9 N8 W9$ E19 N37 FSP=[YR=2007] N10 W19 S10 E19$ W19 N11 R2 U2 N9 U2 L2 N1$ S1 R2 D2 S9 D2 L2 S1 E19 N15$.

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	000134	C	RES POND	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