LOT 61
IN OR 2014/1155
TIMBER CREEK PLANTATION #2

TALLMAN KENNETH R JR & KAREN R
75318 RAVENWOOD DR
YULEE, FL 32097

2026

11-2N-26-2051-0061-0000

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 70
Interior Floo	08	SHT VINYL 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

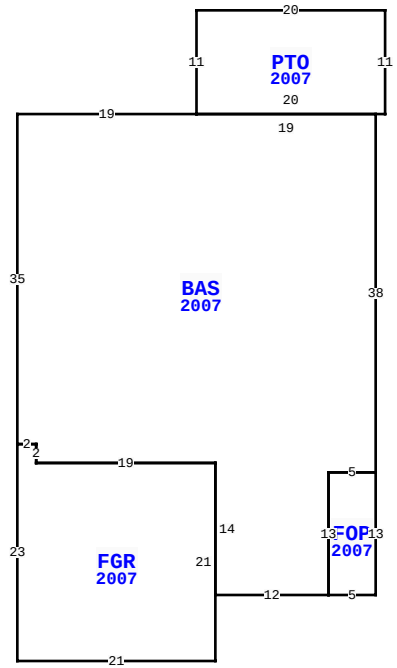
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,575	100	2007	1,575	162,229
FGR	445	55	2007	245	25,236
FOP	65	30	2007	20	2,060
PTO	220	5	2007	11	1,133
TOTALS	2,305			1,851	190,659

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,851	107.8000	113.19	209,515	2007	2007	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2017 Heated Area: 1575 HX Base Yr 2017



75318 RAVENWOOD DR, YULEE

BLD DATE	02/01/2013	KK	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		190,659
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		244,659
SOH/AGL Deduction		83,495
ASSESSED VALUE		161,164
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		109,753
TOTAL JUST VALUE		244,659
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,685

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002987	REPAIR/RRF	18,311	02/03/2022
E18802	ELEC OTHER	1,500	02/01/2007
M12697	MECH OTHER	0	02/01/2007
C19326	CO ISSUED	0	01/01/2007
R10021	REPAIR/RRF	2,000	01/01/2007
B19326	NEW CONSTR	148,764	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2014/1155	11/06/2015	WD	Q	I	01	160,000
GRANTOR: ENOCH TYLER						
GRANTEE: TALLMAN KENNETH ROY						
1882/0455	9/30/2013	TD	Q	I	01	145,000
GRANTOR: TUSO STEVEN TRUSTEE						
GRANTEE: ENOCH TYLER						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2007] W20 S11 BAS=[YR=2007] W19 S35 FGR=[YR=2007] S23 E21 N21 W19 N2 W2$ E2 S2 E19 S14 E12 FOP=[YR=2007] E5 N13 W5 S13$ N13 E5 N38 W19$ E20 N11$.

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	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