LOT 65
IN OR 1462/1521
TIMBER CREEK PLANTATION #2

HAFFNER JAMES M & BRENDA
75268 RAVENWOOD DRIVE
YULEE, FL 32097

2026

11-2N-26-2051-0065-0000

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 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

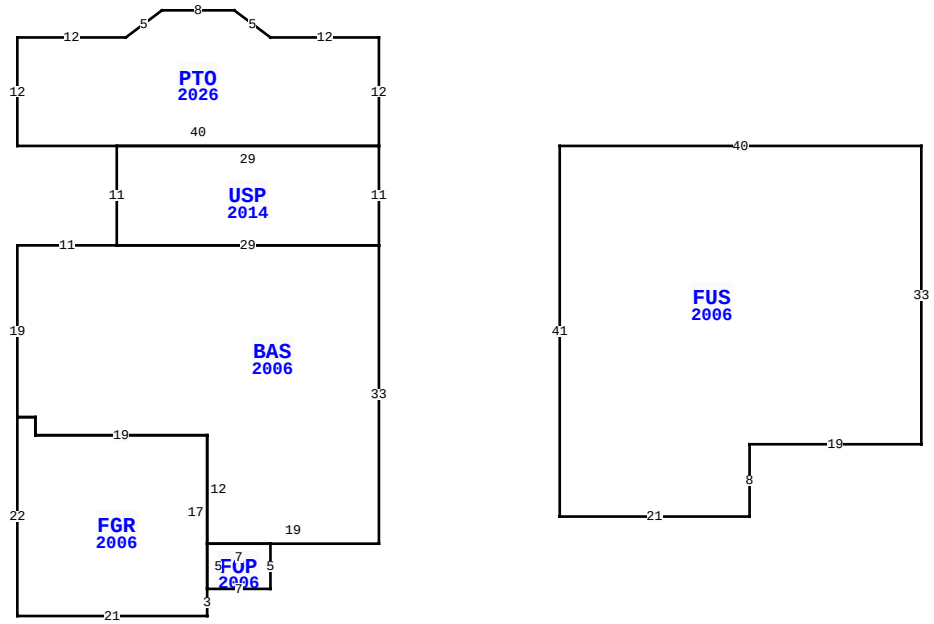
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

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	424	55	2006	233	22,269
FOP	35	30	2006	10	956
FUS	1,488	100	2006	1,488	142,219
PTO	516	5	2026	26	2,485
USP	319	30	2014	96	9,176
TOTALS	3,846			2,917	278,798

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,917	100.5800	105.61	308,064	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 100% - 2024 Heated Area: 2552 HX Base Yr



BLD DATE	02/01/2013	KK	LGL DATE
XF DATE	03/05/2007	JM	LAND DATE 04/09/2026 MLU
INC DATE			AG DATE

75268 RAVENWOOD DR, YULEE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		278,798
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		332,798
SOH/AGL Deduction		0
ASSESSED VALUE		332,798
TOTAL EXEMPTION VALUE	13	332,798
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		332,798
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327998	ADDITION	5,687	11/01/2013
E17939	ELEC OTHER	1,500	08/01/2006
M11925	MECH OTHER	0	08/01/2006
C18185	CO ISSUED	200,376	07/01/2006
P11373	OTHER	0	07/01/2006
R09520	REPAIR/RRF	2,000	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1462/1521	12/04/2006	WD	Q	I		254,800
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: HAFFNER JAMES M & B						
1416/1057	6/01/2006	WD	U	V	19	583,700
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2006;ORIG=20,0] E40 S33 W19 S8 W21 N41 $
BAS=[YR=2006;ORIG=-29,11] W11 S19 E2 S2 E19 S12 E19 N33 W29 $
FGR=[YR=2006;ORIG=-40,30] S22 E21 N3 N17 W19 N2 W2 $
USP=[YR=2014;ORIG=0,0] W29 S11 E29 N11 $
FOP=[YR=2006;ORIG=-19,49] E7 N5 W7 S5 $
PTR=[ORIG=0,0] E20 W20 $
PTO=[YR=2026;ORIG=-40,0] E40 N12 W12 U3L4 W8 D3L4 W12 S12 $
.

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	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