LOT 103
IN OR 1592/387
TIMBER CREEK PLANTATION #2

MERCER ANGELA
75096 RAVENWOOD DRIVE
YULEE, FL 32097

2026

11-2N-26-2051-0103-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

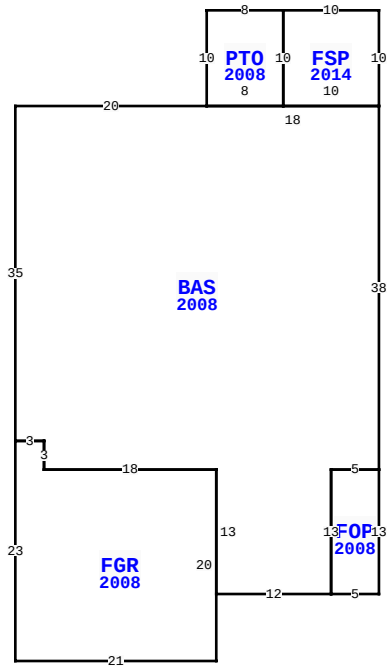
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,591	100	2008	1,591	164,778
FGR	429	55	2008	236	24,442
FOP	65	30	2008	20	2,072
FSP	100	40	2014	40	4,143
PTO	80	5	2008	4	414
TOTALS	2,265			1,891	195,848

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,891	107.8000	113.19	214,042	2008	2008	0	0	0	8.50	91.50

1 SINGLE FAM 100% - 2009 Heated Area: 1591 HX Base Yr 2009



75096 RAVENWOOD DR, YULEE

BLD DATE	09/30/2008 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		195,848
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		249,848
SOH/AGL Deduction		104,245
ASSESSED VALUE		145,603
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		94,192
TOTAL JUST VALUE		249,848
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,755

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002087	REPAIR/RRF	24,155	02/07/2022
C21716	CO ISSUED	150,678	10/31/2008
B21716	NEW CONSTR	150,678	07/01/2008
E21088	ELEC OTHER	1,500	07/01/2008
M14029	MECH OTHER	0	07/01/2008
R11424	REPAIR/RRF	2,000	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1592/0387	11/05/2008	WD	Q	I		174,700
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: MERCER ANGELA						
1490/1956	4/09/2007	WD	U	V	19	327,300
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2014] W10 PTO=[YR=2008] W8 S10 BAS=[YR=2008] W20 S35 FGR=[YR=2008] S23 E21 N20 W18 N3 W3$ E3 S3 E18 S13 E12 FOP=[YR=2008] E5 N13 W5 S13 $ N13 E5 N38 W18$ E8 N10$ S10 E10 N10$.

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