LOT 104
IN OR 1545/1582
TIMBER CREEK PLANTATION #2

PINKNEY MERDIS M
75110 RAVENWOOD DRIVE
YULEE, FL 32097

2026

11-2N-26-2051-0104-0000

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 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

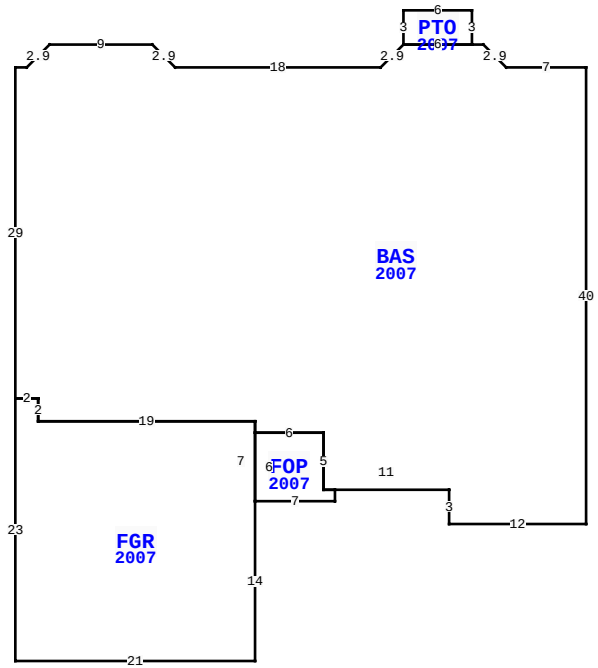
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,766	100	2007	1,766	180,248
FGR	445	55	2007	245	25,006
FOP	37	30	2007	11	1,123
PTO	18	5	2007	1	102
TOTALS	2,266			2,023	206,479

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,023	106.8200	112.16	226,900	2007	2007	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2009 Heated Area: 1766 HX Base Yr 2009



75110 RAVENWOOD DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		206,479
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		260,479
SOH/AGL Deduction		109,518
ASSESSED VALUE		150,961
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		99,550
TOTAL JUST VALUE		260,479
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,457

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20102	ELEC OTHER	1,500	10/01/2007
M13364	MECH OTHER	0	10/01/2007
C20485	CO ISSUED	0	09/01/2007
B20485	NEW CONSTR	142,164	09/01/2007
P12724	OTHER	0	09/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1545/1582	1/11/2008	WD	Q	I		196,500
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: PINKNEY MERDIS M						
1511/1057	7/10/2007	WD	U	V	19	146,600
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W7 L2 U2 W1 PTO200 7= N3 W6 S3 E6$ W6 D2 L2 W18 U2 L2 W9 D2 L2 W1 S29 FGR 2007= S23 E21 N14
FOP=[YR=2007] E7 N1 W1 N5 W6 S6$ N7 W19 N2 W2$ E2 S2 E19 S1 E6 S5 E11 S3 E12 N40 $.

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