LOT 108
IN OR 1528/747
TIMBER CREEK PLANTATION #2

KESLER JABIR J & ALICIA T
75168 RAVENWOOD DRIVE
YULEE, FL 32097

2026

11-2N-26-2051-0108-0000

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

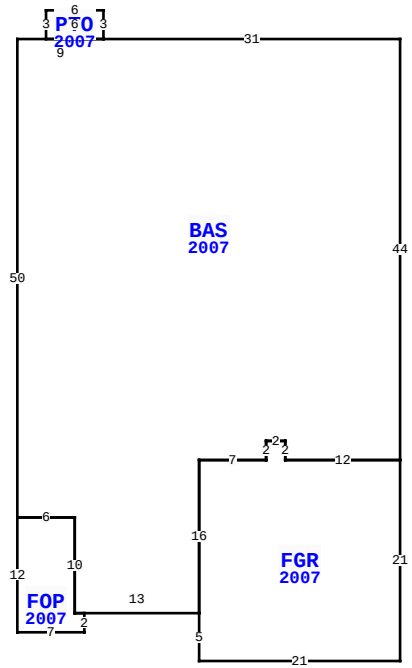
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100	2007	2,000	202,257
FGR	445	55	2007	245	24,777
FOP	74	30	2007	22	2,225
PTO	18	5	2007	1	101
TOTALS	2,537			2,268	229,359

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,268	105.8400	111.13	252,043	2007	2007	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2008 Heated Area: 2000 HX Base Yr 2008



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

75168 RAVENWOOD DR, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		229,359
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		283,359
SOH/AGL Deduction		119,389
ASSESSED VALUE		163,970
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		112,559
TOTAL JUST VALUE		283,359
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,803

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19613	ELEC OTHER	1,500	07/01/2007
M13091	MECH OTHER	0	07/01/2007
C19932	CO ISSUED	166,452	05/01/2007
B19932	NEW CONSTR	166,452	05/01/2007
P12410	OTHER	0	05/01/2007
R10378	REPAIR/RRF	2,000	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1528/0747	10/03/2007	WD	Q	I		190,600
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: KESLER JABIR J & AL						
1490/1956	4/09/2007	WD	U	V	19	327,300
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W31 PTO=[YR=2007] N3 W6 S3 E6$ W9 S50
FOP=[YR=2007] S12 E7 N2 W1 N10 W6$ E6 S10 E13 FGR=[YR=2007]
S5 E21 N21 W12 N2 W2 S2 W7 S16 $ N16 E7 N2 E2 S2 E12 N44$.

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