

LOT 60  
IN OR 2167/324  
TIMBER CREEK PLANTATION #2

HOPPER MELBA M  
75330 RAVENWOOD DRIVE  
YULEE, FL 32097

2023

11-2N-26-2051-0060-0000



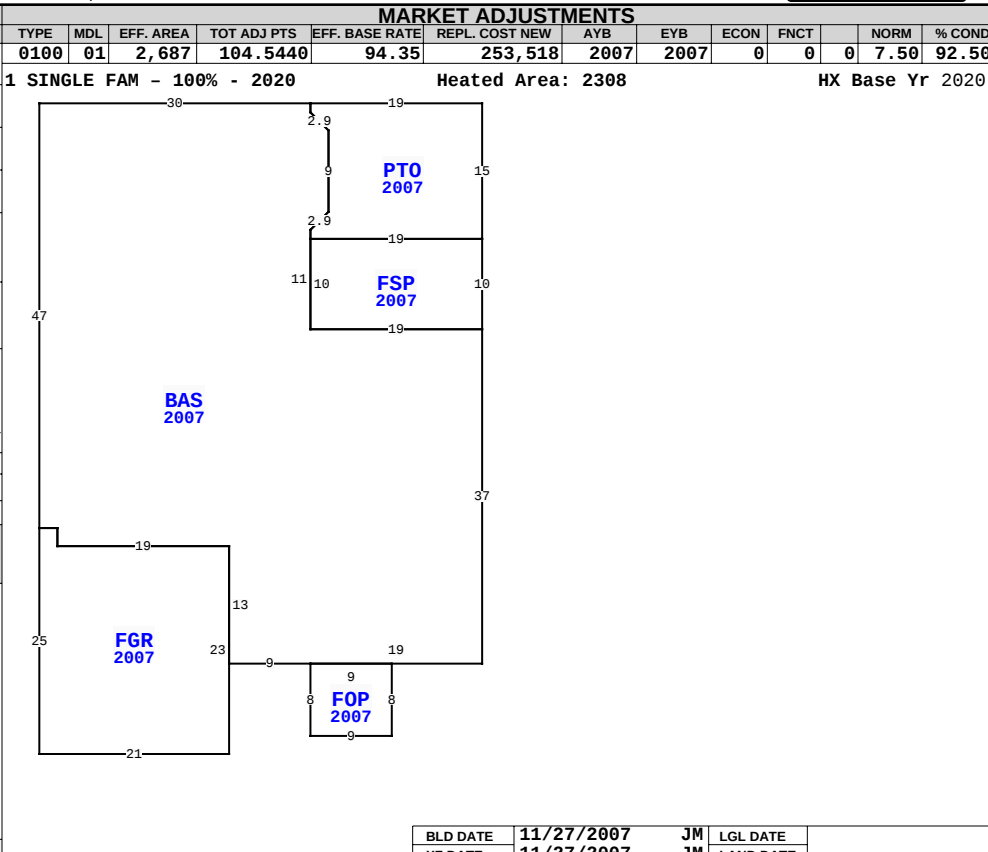
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 01 | MINIMUM 100    |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 70      |
| Interior Floo            | 11 | CLAY TILE 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,308            | 100         | 2,308        | 201,428              |
| FGR       | 487              | 55          | 268          | 23,390               |
| FOP       | 72               | 30          | 22           | 1,920                |
| FSP       | 190              | 40          | 76           | 6,633                |
| PTO       | 263              | 5           | 13           | 1,135                |
| TOTALS    | 3,320            |             | 2,687        | 234,504              |

| EXTRA FEATURES |            |             |         |   |   |        |    |       |       |
|----------------|------------|-------------|---------|---|---|--------|----|-------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS  | UT | Adj R | NOTES |
| 1              | 0811       | CONCRETE B  | 0 100   | 0 | 0 | 693.00 | SF | 5.20  |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |        |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | CONSRV |
| 1                | 000134   | C   | SFR POND             | 100 | 0006 |          | 0.00  | 0.00  |        |



|          |            |    |           |  |
|----------|------------|----|-----------|--|
| BLD DATE | 11/27/2007 | JM | LGL DATE  |  |
| XF DATE  | 11/27/2007 | JM | LAND DATE |  |
| INC DATE |            |    | AG DATE   |  |

| TOTAL OB/XF |       |  |  |  |  |  |  |  |  |
|-------------|-------|--|--|--|--|--|--|--|--|
| TOTAL OB/XF | 3,207 |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|-----------|--|--|--|--|
| PAGE 1 of 1               |  |  |  |  |           |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 4              |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 234,504   |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 3,207     |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 55,000    |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 292,711   |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 73,546    |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 219,165   |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 50,000    |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 169,165   |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 292,711   |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0         |  |  |  |  |
| INCOME VALUE              |  |  |  |  |           |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 247,494   |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| B19372     | ADDITION    | 1,800 | 01/01/2007 |
| E17944     | ELEC OTHER  | 1,500 | 08/01/2006 |
| M11927     | MECH OTHER  | 0     | 08/01/2006 |
| C18187     | CO ISSUED   | 0     | 07/01/2006 |
| P11375     | OTHER       | 0     | 07/01/2006 |
| R09522     | REPAIR/RRF  | 2,000 | 07/01/2006 |

| SALES DATA                    |            |           |     |     |        |            |  |  |  |
|-------------------------------|------------|-----------|-----|-----|--------|------------|--|--|--|
| OFF RECORD Number             | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |  |  |
| 2167/0324                     | 12/29/2017 | WD        | Q   | I   | 01     | 234,000    |  |  |  |
| GRANTOR: HOSTETTER DANNIE J & |            |           |     |     |        |            |  |  |  |
| GRANTEE: HOPPER MELBA M       |            |           |     |     |        |            |  |  |  |
| 1475/1019                     | 1/31/2007  | WD        | Q   | I   |        | 270,700    |  |  |  |
| GRANTOR: KB HOME JACKSONVILLE |            |           |     |     |        |            |  |  |  |
| GRANTEE: HOSTETTER DANNIE J   |            |           |     |     |        |            |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| PTO=[YR=2007] W19 BAS=[YR=2007] W30 S47 FGR=[YR=2007] S25 E21 N23 W19 N2W2\$ E2 S2 E19 S13 E9 FOP=[YR=2007] S8 E9 N8 W9\$ E19 N37 FSP=[YR=2007] N10 W19 S10 E19\$ W19 N11 R2 U2 N9 U2 L2 N1\$ S1 R2 D2 S9 D2 L2 S1 E19 N15\$. |  |  |  |  |  |  |  |  |  |