

LOT 96  
IN OR 2249/1525  
TIMBER CREEK PLANTATION #2

FORTNER MICHAEL & TARA  
76384 DEERWOOD DRIVE  
YULEE, FL 32097

2023

11-2N-26-2051-0096-0000



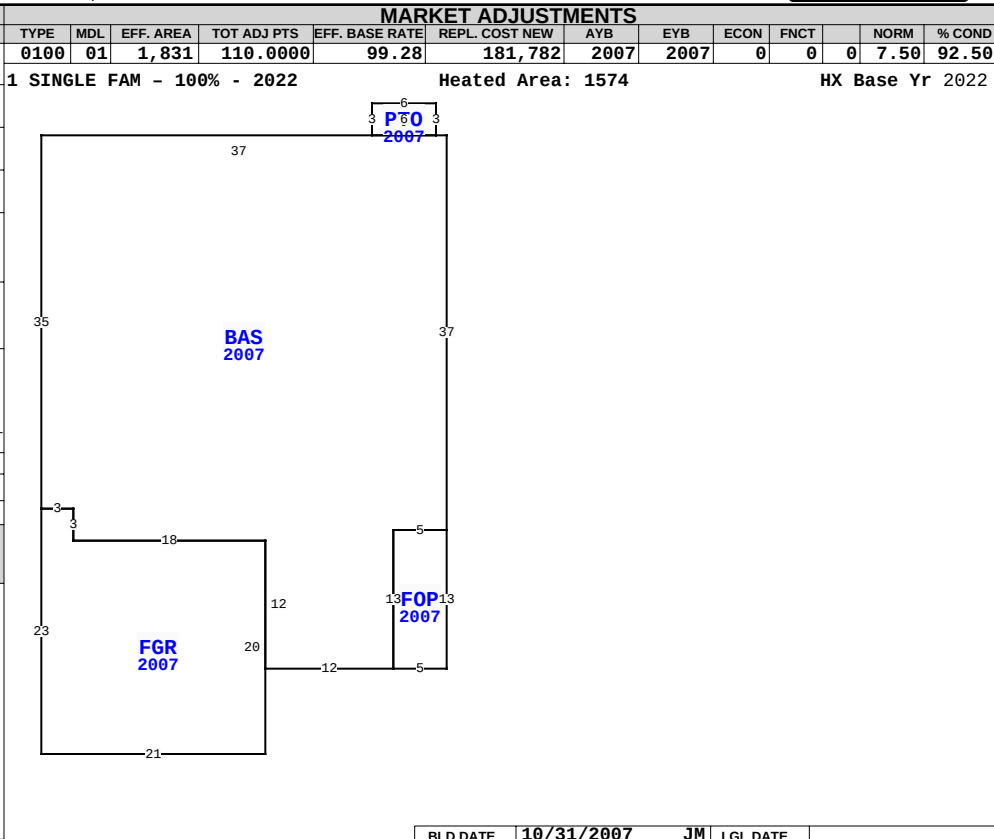
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,574            | 100         | 1,574        | 144,547              |
| FGR       | 429              | 55          | 236          | 21,673               |
| FOP       | 65               | 30          | 20           | 1,837                |
| PTO       | 18               | 5           | 1            | 92                   |
| TOTALS    | 2,086            |             | 1,831        | 168,148              |

| EXTRA FEATURES |            |             |     |     |   |   |        |    |       |                |       |
|----------------|------------|-------------|-----|-----|---|---|--------|----|-------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS  | UT | Adj R | ADJ UNIT PRICE | NOTES |
| 1              | 0811       | CONCRETE B  | 0   | 100 | 0 | 0 | 708.00 | SF | 5.20  | 5.20           |       |
| 2              | 1076       | TRELLIS A   | 0   | 100 | 0 | 0 | 100.00 | SF | 7.50  | 7.50           |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |       |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | NOTES |
| 1                | 000134   | C   | SFR POND             | 100 | 0003 |          | 0.00  | 0.00  | 1.00        | LT        |       |



|                          |                     |    |           |  |
|--------------------------|---------------------|----|-----------|--|
| 76384 DEERWOOD DR, YULEE | BLD DATE 10/31/2007 | JM | LGL DATE  |  |
|                          | XF DATE             |    | LAND DATE |  |
|                          | INC DATE            |    | AG DATE   |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|-----------|--|--|--|--|
| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 4              |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 168,148   |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 3,697     |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 55,000    |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 226,845   |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 28,543    |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 198,302   |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 50,000    |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 148,302   |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 226,845   |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0         |  |  |  |  |
| INCOME VALUE              |  |  |  |  |           |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 192,526   |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| P1216191   | OTHER       | 0       | 10/01/2012 |
| E19952     | ELEC OTHER  | 1,500   | 09/01/2007 |
| M13272     | MECH OTHER  | 0       | 09/01/2007 |
| C20370     | CO ISSUED   | 0       | 08/01/2007 |
| R10624     | REPAIR/RRF  | 2,000   | 08/01/2007 |
| B20370     | NEW CONSTR  | 168,000 | 08/01/2007 |

| SALES DATA                    |           |              |        |        |           |               |  |
|-------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number          | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2249/1525                     | 1/18/2019 | WD           | Q      | I      | 01        | 213,500       |  |
| GRANTOR:HANEY ROY C & JESSICA |           |              |        |        |           |               |  |
| GRANTEE:FORTNER MICHAEL & T   |           |              |        |        |           |               |  |
| 1902/0464                     | 1/02/2014 | QC           | U      | I      | 11        | 88,700        |  |
| GRANTOR:HANEY ROY C           |           |              |        |        |           |               |  |
| GRANTEE:HANEY ROY C & JESSI   |           |              |        |        |           |               |  |

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

| BUILDING DIMENSIONS                                                                                                                                            |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2007] W1 PT0=[YR=2007] N3 W6 S3 E6\$ W37 S35<br>FGR=[YR=2007] S23 E21 N20 W18 N3 W3\$ E3 S3 E18 S12 E12<br>FOP=[YR=2007] E5 N13 W5 S13\$ N13 E5 N37\$. |  |  |  |  |  |  |  |  |  |