

LOT 93  
IN OR 2131/1915  
TIMBER CREEK PLANTATION #3

RAMSEY JACKIE JR & LYNN  
78283 DUCKWOOD TRAIL  
YULEE, FL 32097

2023

11-2N-26-2052-0093-0000



| 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            | 11 | CLAY TILE 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       |

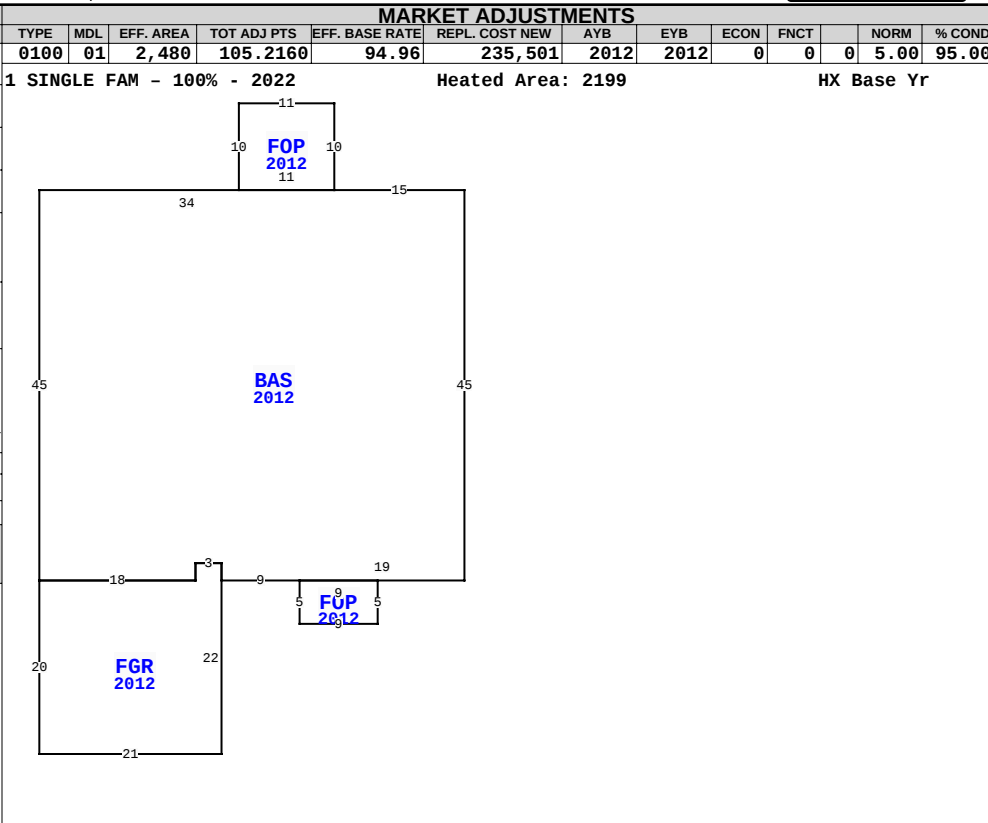
|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 03      | Quality Level 03 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 05      |
| NEIGHBORHOOD/LOC | 5005.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,199            | 100         | 2,199        | 198,376              |
| FGR       | 426              | 55          | 234          | 21,110               |
| FOP       | 45               | 30          | 14           | 1,263                |
| FOP       | 110              | 30          | 33           | 2,977                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 2,780 |  | 2,480 | 223,726 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |   |        |    |       |
|----------------|------------|-------------|-----|-----|----|---|--------|----|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W | UNITS  | UT | Adj R |
| 1              | 0811       | CONCRETE B  | 0   | 100 | 0  | 0 | 621.00 | SF | 5.20  |
| 2              | 0810       | CONCRETE A  | 0   | 100 | 33 | 3 | 39.00  | SF | 6.50  |
| 3              | 0462       | ST/AL FNC   | 0   | 100 | 0  | 0 | 620.00 | SF | 10.00 |

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



|          |            |    |           |  |
|----------|------------|----|-----------|--|
| BLD DATE | 10/24/2012 | KK | LGL DATE  |  |
| XF DATE  |            |    | LAND DATE |  |
| INC DATE |            |    | AG DATE   |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 8,295       |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 4       |
|---------------------------|--|-------------|---------|
| VALUATION SUMMARY         |  |             |         |
| VALUATION BY              |  | STANDARD    |         |
| Tax Group: 4              |  | Tax Dist:   |         |
| BUILDING MARKET VALUE     |  | 223,726     |         |
| TOTAL MARKET OB/XF VALUE  |  | 8,295       |         |
| TOTAL LAND VALUE - MARKET |  | 55,000      |         |
| TOTAL MARKET VALUE        |  | 287,021     |         |
| SOH/AGL Deduction         |  | 0           |         |
| ASSESSED VALUE            |  | 287,021     |         |
| TOTAL EXEMPTION VALUE     |  | 13          | 287,021 |
| BASE TAXABLE VALUE        |  | 0           |         |
| TOTAL JUST VALUE          |  | 287,021     |         |
| NCON VALUE                |  | 0           |         |
| INCOME VALUE              |  |             |         |
| PREVIOUS YEAR MKT VALUE   |  | 240,816     |         |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| C1226192   | CO ISSUED   | 0       | 10/15/2012 |
| E25326     | NEW CONSTR  | 0       | 08/01/2012 |
| M17524     | H/AC        | 0       | 08/01/2012 |
| B26192     | NEW CONSTR  | 244,855 | 08/01/2012 |

| SALES DATA                     |           |              |        |        |           |               |  |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2131/1915                      | 6/28/2017 | WD           | Q      | I      | 01        | 207,500       |  |
| GRANTOR: SHEEK LISA NKA LISA W |           |              |        |        |           |               |  |
| GRANTEE: RAMSEY JACKIE JR &    |           |              |        |        |           |               |  |
| 1843/0158                      | 2/21/2013 | WD           | Q      | I      | 01        | 164,000       |  |
| GRANTOR: KB HOME JACKSONVILLE  |           |              |        |        |           |               |  |
| GRANTEE: SHEEK LISA            |           |              |        |        |           |               |  |

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

| BUILDING DIMENSIONS |     |               |     |      |     |        |     |     |    |
|---------------------|-----|---------------|-----|------|-----|--------|-----|-----|----|
| BAS=[YR=2012]       | W15 | FOP=[YR=2012] | N10 | W11  | S10 | E11\$  | W34 | S45 |    |
| FGR=[YR=2012]       | S20 | E21           | N22 | W3   | S2  | W18\$  | E18 | N2  | E3 |
| FOP=[YR=2012]       | S5  | E9            | N5  | W9\$ | E19 | N45\$. |     |     |    |