

LOT 184
TIMBER CREEK PLANTATION #1
PB 6/394

RESICAP FLORIDA OWNER II LLC
3630 PEACHTREE RD NE STE 1500
ATLANTA, GA 30326

2024

11-2N-26-2050-0184-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 80
Interior Floor	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	1,880	100	1,880	182,892
FGR	487	55	268	26,072
FOP	15	30	4	389
FSP	171	40	68	6,615
TOTALS	2,553		2,220	215,967

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	0	0	0	648.00	SF	5.20	5.20	
2	0855	CONC PAVER	0	0	0	0	500.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	0	0003	PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,220	111.9160	106.32	236,030	2006	2006	0	0	0	8.50	91.50	
1 SINGLE FAM - 0% - 2023													
Heated Area: 1880													
HX Base Yr													

The site map illustrates a property layout with several distinct areas and boundary segments. The areas are labeled as follows:

- BAS 2006**: A large central area.
- FGR 2006**: A rectangular area at the bottom left.
- FOP 2006**: A small area at the bottom right, near the FGR area.
- FSP 2006**: A small area at the top right.

Boundary segments are dimensioned as follows:

- Top boundary: 2.9, 8, 2.9, 10, 6, 16, 11.
- Left boundary: 40, 23.
- Bottom boundary: 21, 2, 7, 3, 2.
- Right boundary: 54.
- Internal boundary (between FGR and FOP): 11, 2.2, 8, 19, 23.
- Internal boundary (between FOP and FSP): 5, 1, 3, 7.

BLD DATE		LGL DATE	
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					215,967				
TOTAL MARKET OB/XF VALUE					7,882				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					278,849				
SOH/AGL Deduction					0				
ASSESSED VALUE					278,849				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					278,849				
TOTAL JUST VALUE					278,849				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					269,247				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17276	ELEC OTHER	1,500	05/01/2006
M11461	MECH OTHER	0	05/01/2006
P10908	OTHER	0	03/01/2006
C17103	CO ISSUED	123,513	02/01/2006
R08902	REPAIR/RRF	2,000	02/01/2006
B17103	NEW CONSTR	123,513	02/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2546/1534	3/14/2022	WD	Q	I	01	345,000
GRANTOR: PASARELL MANUEL P						
GRANTEE: RESICAP FLORIDA OWN						
2370/0479	5/27/2020	SW	U	I	12	220,000
GRANTOR: RESIDENTIAL CREDIT OP						
GRANTEE: PASARELL MANUEL P						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2006] W16 S6 BAS=[YR=2006] W10 L2 U2 W8 D2 L2 W2 S40 FGR=[YR=2006] S23 E21 N23 W8 N2 W2 S2 W11\$ E11 N2 E2 S2 E8 S19 E2 FOP=[YR=2006] E5 N3 W5 S3\$ N3 E5 S3 E3 N1 E7 S1 E2 N54 W15 N5 W1\$ E1 S5 E15 N11\$.									