

LOT 44  
IN OR 1909/1531  
TIMBER CREEK PLANTATION #2

ROBINSON MICHELLE H  
75255 RAVENWOOD DR  
YULEE, FL 32097

2024

11-2N-26-2051-0044-0000



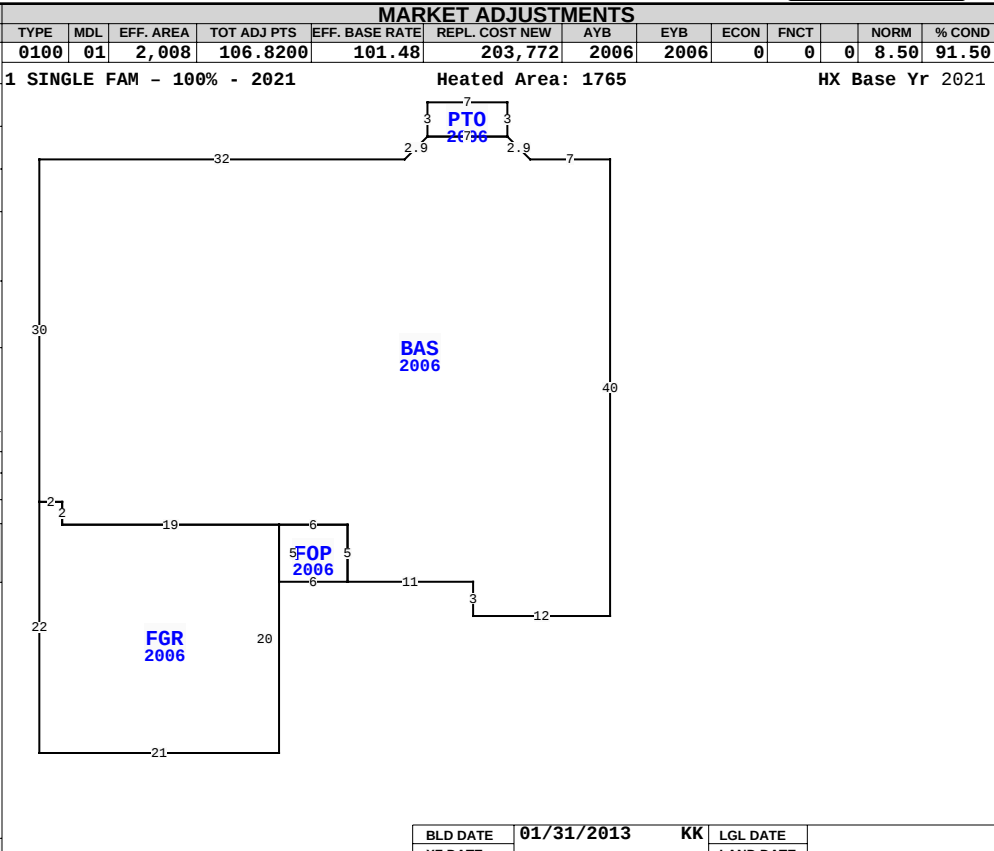
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| 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                  | 0  | 0 100          |
| Units                    | 0  | 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       | 1,765            | 100         | 1,765        | 163,887              |
| FGR       | 424              | 55          | 233          | 21,635               |
| FOP       | 30               | 30          | 9            | 835                  |
| PTO       | 21               | 5           | 1            | 92                   |
| TOTALS    | 2,240            |             | 2,008        | 186,451              |

| EXTRA FEATURES |            |             |         |   |   |        |    |          |                |           |         |
|----------------|------------|-------------|---------|---|---|--------|----|----------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS  | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0500       | FP-PRE FAB  | 0 100   | 0 | 0 | 1.00   | UT | 3,500.00 | 3,500.00       | 100       | 2006    |
| 2              | 0811       | CONCRETE B  | 0 100   | 0 | 0 | 697.00 | SF | 5.20     | 5.20           | 100       | 2006    |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |      |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T  |
| 1                | 000100   | C   | SFR                  | 100 | 0003 | PUD      | 0.00  | 0.00  | 1.00        | LT        | 1.00 |



|          |            |    |           |  |
|----------|------------|----|-----------|--|
| BLD DATE | 01/31/2013 | KK | LGL DATE  |  |
| XF DATE  |            |    | LAND DATE |  |
| INC DATE |            |    | AG DATE   |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 6,303       |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |           |  | PAGE 1 of 1 | 4 |
|---------------------------|--|-----------|--|-------------|---|
| VALUATION SUMMARY         |  |           |  |             |   |
| VALUATION BY              |  | STANDARD  |  |             |   |
| Tax Group: 4              |  | Tax Dist: |  |             |   |
| BUILDING MARKET VALUE     |  | 186,451   |  |             |   |
| TOTAL MARKET OB/XF VALUE  |  | 6,303     |  |             |   |
| TOTAL LAND VALUE - MARKET |  | 55,000    |  |             |   |
| TOTAL MARKET VALUE        |  | 247,754   |  |             |   |
| SOH/AGL Deduction         |  | 59,074    |  |             |   |
| ASSESSED VALUE            |  | 188,680   |  |             |   |
| TOTAL EXEMPTION VALUE     |  | HX HB     |  |             |   |
| BASE TAXABLE VALUE        |  | 138,600   |  |             |   |
| TOTAL JUST VALUE          |  | 247,754   |  |             |   |
| NCON VALUE                |  | 0         |  |             |   |
| INCOME VALUE              |  |           |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  | 239,478   |  |             |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| R23-08714  | REROOF      | 15,000  | 07/07/2023 |
| E18092     | ELEC OTHER  | 1,500   | 09/01/2006 |
| M12064     | MECH OTHER  | 0       | 09/01/2006 |
| C18392     | CO ISSUED   | 143,022 | 08/01/2006 |
| B18392     | NEW CONSTR  | 143,022 | 08/01/2006 |
| P11499     | OTHER       | 0       | 08/01/2006 |

| SALES DATA                     |            |           |     |     |        |
|--------------------------------|------------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD |
| 1909/1531                      | 3/12/2014  | QC        | U   | I   | 11     |
| GRANTOR: THE HOMEOWNERS ASSOCI |            |           |     |     |        |
| GRANTEE: ROBINSON MICHELLE H   |            |           |     |     |        |
| 1894/1601                      | 12/23/2013 | CT        | U   | I   | 18     |
| GRANTOR: CLERK OF COURT        |            |           |     |     |        |
| GRANTEE: THE HOMEOWNERS ASSO   |            |           |     |     |        |

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

| BUILDING DIMENSIONS                                                                                                                                                    |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2006] W7 L2 U2 PTO=[YR=2006] N3 W7 S3 E7\$W7 D2 L2 W32 S30 FGR=[YR=2006] S22 E21 N20 W19 N2 W2\$ E2 S2 E19 FOP=[YR=2006] S5 E6 N5 W6\$ E6 S5 E11 S3 E12 N40\$. |  |  |  |  |  |  |  |  |  |  |  |