

| Property Information |                         | Request Information   |            | Update Information |  |
|----------------------|-------------------------|-----------------------|------------|--------------------|--|
| File#:               | 24-2205051              | Requested Date:       | 08/16/2024 | Update Requested:  |  |
| Owner:               | ROMEO HOMES FLORIDA LLC | Branch:               |            | Requested By:      |  |
| Address 1:           | 96033 Out Creek Way     | Date Completed:       |            | Update Completed:  |  |
| Address 2:           |                         | # of Jurisdiction(s): |            |                    |  |
| City, State Zip:     | Yulee, FL 32097         | # of Parcel(s):       | 1          |                    |  |

### Notes

**CODE VIOLATIONS**                      Per Nassau County Department of Zoning there are no Code Violation cases on this property.

Collector: Nassau County  
Payable: 96161 Nassau Pl, Yulee, FL 32097  
Business# (904) 530-6250

**PERMITS**                                      Per Nassau County Building Department there are no Open/Pending/ Expired Permit on this property.

Collector: Nassau County  
Payable: 96161 Nassau Pl, Yulee, FL 32097  
Business# (904) 530-6250

**SPECIAL ASSESSMENTS**                      Per Nassau County Tax Collector Department there are no Special Assessments/liens on the property.

Collector: Nassau County  
Payable: 86130 License Road, Fernandina Beach, FL 32034  
Business# 904-491-7400

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

**DEMOLITION**                                      NO

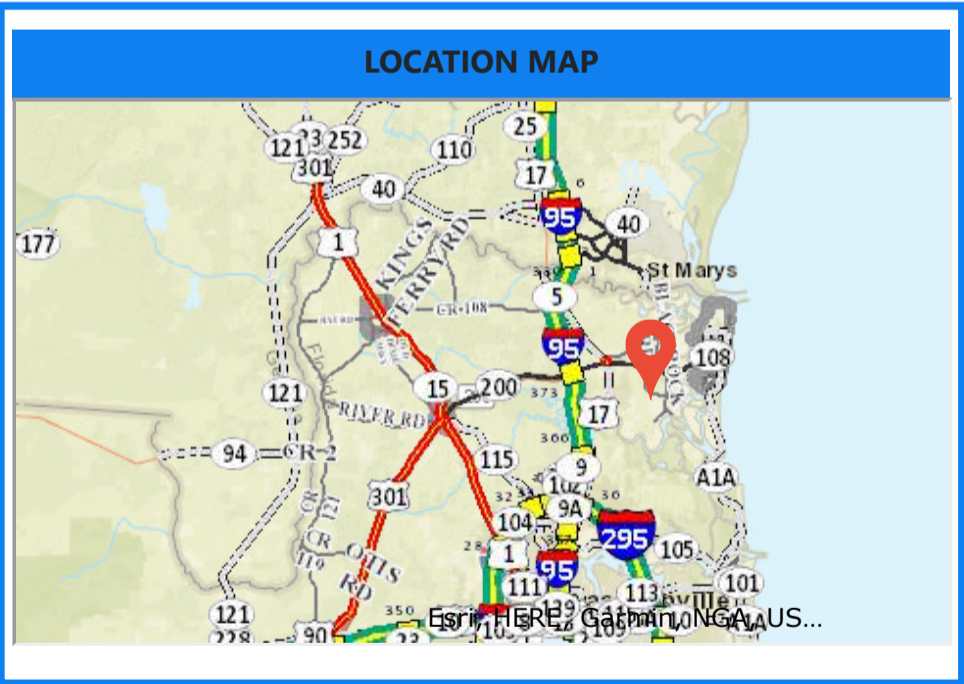
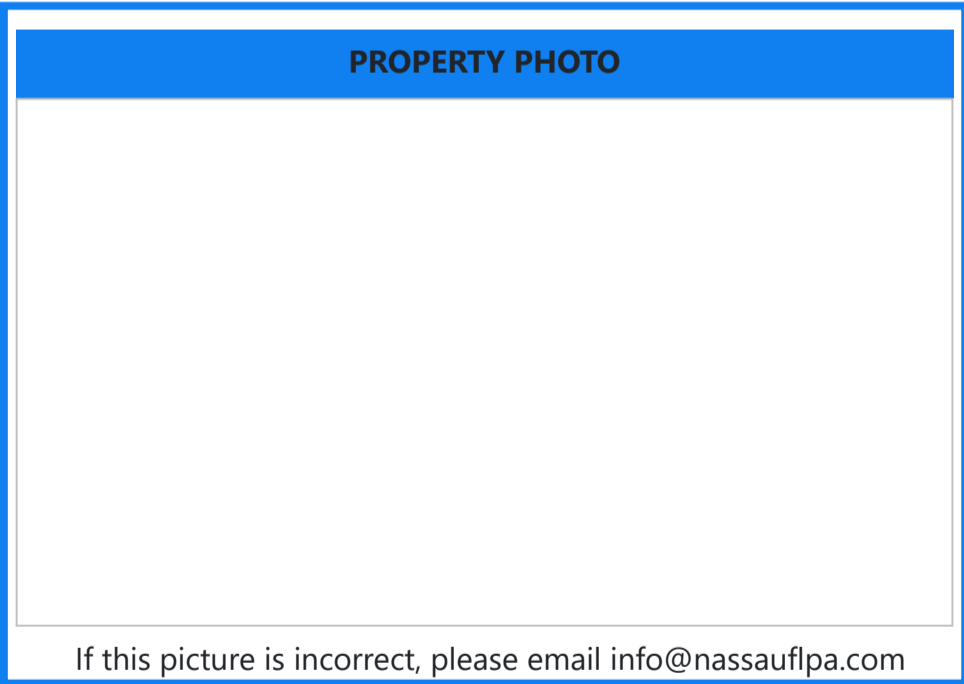
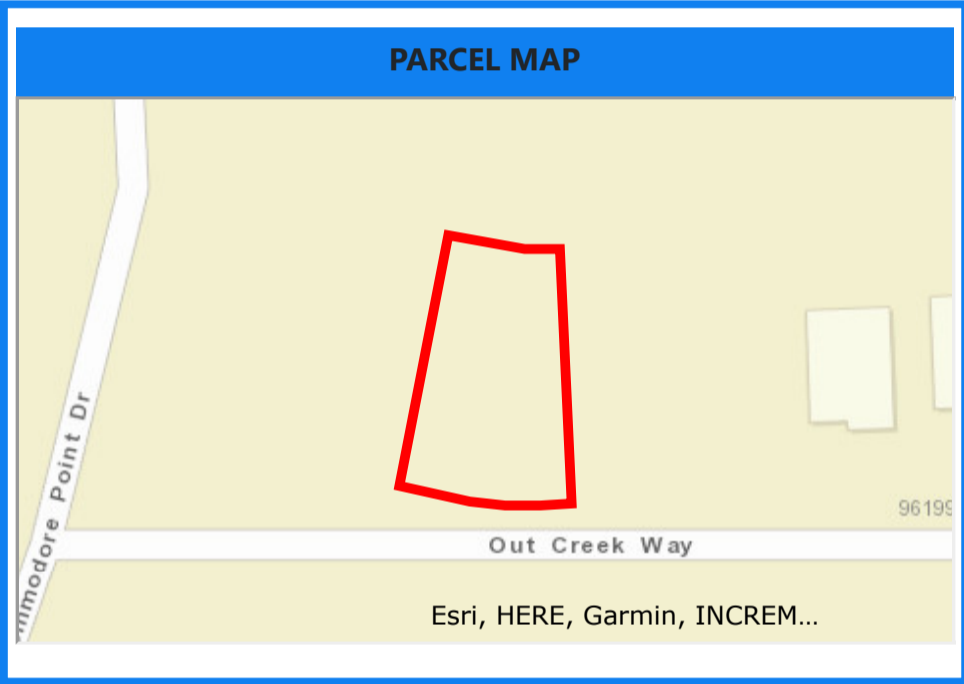
**UTILITIES**                                      WATER & SEWER  
Account #: N/A  
Payment Status: N/A  
Status: Pvt & Lienable  
Amount: N/A  
Good Thru: N/A  
Account Active: N/A  
Collector: JEA Service Water and Sewer  
Payable Address: PO Box 45047 Jacksonville, FL 32202-5047  
Business # (904) 665-6000

UNABLE TO PROVIDE INFORMATION TO THIRD PARTIES. HOMEOWNERS AUTHORIZATION REQUIRED.

Garbage  
Garbage bills are included in the Real Estate Property taxes.

| PROPERTY INFORMATION                         |  |
|--|--|
| <b>Parcel Number 37-3N-28-0740-0447-0000</b> |  |
| Owner Name                                   | ROMEO HOMES FLORIDA LLC                          |
| Mailing Address                              | 103 FOULK RD STE 900<br><br>WILMINGTON, DE 19803 |
| Location Address                             | 96033 OUT CREEK WAY<br>YULEE 32097               |
| Tax District                                 | 004 - UNINCORPORATED COUNTY                      |
| Milage                                       | 15.0452  |
| Homestead                                    | No   |
| Property Usage                               | SINGLE FAMILY 000100                             |
| Deed Acres                                   | 0  |
| Short Legal                                  | LOT 447 IN OR 1892/69 HERON ISLES #2 PB 7/218    |

| 2024 Preliminary Values                                |                  |
|--|------------------|
| Land Value   | \$55,000         |
| (+) Improved Value                                     | \$197,864        |
| <b>(=) Market Value</b>                                | <b>\$252,864</b> |
| (-) Agricultural Classification                        | \$0              |
| (-) SOH or Non-Hx* Capped Savings                      | \$31,322         |
| <b>(=) Assessed Value</b>                              | <b>\$221,542</b> |
| (-) Homestead  | \$0              |
| (-) Additional Exemptions                              | \$0              |
| (=) School Taxable Value                               | \$252,864        |
| (-) Non-School HX & Other Exempt Value                 | \$0              |
| <b>(=) County Taxable Value</b>                        | <b>\$221,542</b> |
| Note - *10% Cap does not apply to School Taxable Value |                  |



| BUILDING INFORMATION |            |             |          |       |                  |                    |            |            |                   |  |
|----------------------|------------|-------------|----------|-------|------------------|--------------------|------------|------------|-------------------|--|
| Type                 | Total Area | Heated Area | Bedrooms | Baths | Primary Exterior | Secondary Exterior | Heating    | Cooling    | Actual Year Built |  |
| SINGLE FAM           | 1978       | 1447        | 4        | 2     | WD FR STUC       | AVERAGE            | AIR DUCTED | FORCED AIR | 2014              |  |



**MISCELLANEOUS INFORMATION**

| Description | Dimensions L X W | Units | Year Built |
|-------------|------------------|-------|------------|
| CONCRETE B  | 0 X 0            | 636   | 2014       |
| CONCRETE B  | 0 X 0            | 0     | 0          |

**SALES INFORMATION**

| Sale Date  | Book Page                 | Price    | Instr | Qual | Imp | Grantor                       | Grantee                 |
|------------|---------------------------|----------|-------|------|-----|-------------------------------|-------------------------|
| 2013-11-20 | <a href="#">1892 / 69</a> | \$20,000 | WD    | Q    | V   | HERON ISLES JOINT VENTURE LLP | ROMEO HOMES FLORIDA LLC |

**CERTIFICATION**

I HEREBY CERTIFY under penalty of perjury that I am the Public Records Liaison for the Nassau County Code Enforcement Department. I have reviewed the request of \_\_\_\_\_.

(Initial)

FF

The Nassau County Code Enforcement Department has no records responsive to the Request.

\_\_\_\_\_ Documents responsive to the Public Records Request in the possession and purview of the Nassau County Code Enforcement Department are attached hereto and are all inclusive.

7-30-24  
DATE

Felecia Fort  
Signature  
Public Records Liaison  
Code Enforcement Department

## Request Information

**Print Requested By:**

ffort

**Date Printed:**

07/30/2024

**Request Number:**

PRR-2024-2482

**Date of Request:**

07/30/2024 04:13 PM

**Request Type:**

Public Request Form

**Request Status:**

Pending Department Response

**Public Request:**

No

## Request Details

**No violations or liens  
on file with this dept.**

### Request Fields

**Type of Requester**

PublicRequester

**Name of Media Outlet**

**Name of Requestor**

Max Young

**Submitting Organization(if applicable)**

**Phone**

3022619069

**Email**

MLS@stellaripl.com

**Address**

2605 Maitland Center

**City**

Maitland, FL

**State**

Florida

**Zip**

32751

**Minutes, Ordinances, or Resolutions**

No

**Lien Search**

Yes

**Folio#/Parcel ID**

37-3N-28-0740-0447-0000

**Property Address**

96033 Out Creek Way Yulee FL 32097

|   |   |
|---|---|
| <b>Property Owner</b>   | Romeo Homes Florida LLC   |
| <b>Legal Description</b>  | LOT 447 IN OR 1892/69 HERON ISLES #2 PB<br>7/218  |
| <b>Correspondence/Emails</b>  | No  |
| <b>Date Range</b>   |   |
| <b>Email address of the person(if not county employee)</b>  |   |
| <b>Fire Records Request</b>   | No  |
| <b>Medical Records Request</b>  | No  |
| <b>Description of Request (Be as specific as possible, including name, dates, case numbers, etc, if known.)</b> | <p>Hello, Our firm has been requested to research the referenced property for any BUILDING PERMITS, CODE VIOLATION &amp; SPECIAL ASSESSMENT on record in any city, town, village, or port authority. We are currently working with closing on this property scheduled and would need the below records verified. Please provide the requested below info at the earliest. Address: 96033 Out Creek Way Yulee FL 32097 Parcel: 37-3N-28-0740-0447-0000 Owner: Romeo Homes Florida LLC</p> <p>1. Please advise if the above address has any OPEN/PENDING/EXPIRED Permits and demolition permits that need attention and any fees due currently.</p> <p>2. Also advise if there are any open Code Violation or fines due that needs attention currently.</p> <p>3. Advise if there are any unrecorded liens/fines/special assessments due.</p> |
| <b>I request (<i>select one</i>):</b>   | Electronic  |

**CERTIFICATION**

I HEREBY CERTIFY under penalty of perjury that I am the Public Records Liaison for the Nassau County Building Department. I have reviewed the request of Max Young:

(Initial)

JW

The Nassau County Building Department has no records responsive to the Request.

\_\_\_\_\_

Documents responsive to the Public Records Request in the possession and purview of the Nassau County Building Department are attached hereto and are all inclusive.

07/31/2024  
DATE

Jessica White  
Signature  
Public Records Liaison  
Building Department