



PROPERTY INFORMATION REPORT

HON. ASHLEY L. FOREHAND | GULF COUNTY TAX COLLECTOR

1000 Cecil G. Costin Sr Blvd Rm 147 | Port St Joe, FL 32456

GulfCountyTaxCollector.com

Order Date: 05/07/2025

Search Date: 20 YEARS UP TO 05/02/2025

Parcel # 06267-103R

Legal Description: A tract or parcel of land lying and being in Section 7, Township 9 South, Range 11 West, and Section 12, Township 9 South, Range 11 West, Gulf County, Florida, and being more particularly described as follows: Commence at the Northwest Corner of said Section 7, Township 9 South, Range 11 West and thence run North 00 degrees 04 minutes 21 seconds East along the West boundary line of Section 6, Township 9 South, Range 11 West for 1341.09 feet to the Southwesterly right-of-way line of County Road No. 30-E; thence South 23 degrees 25 minutes 11 seconds East along said right-of-way line for 1642.44 feet to a Point of Curve; thence continue along said right-of-way line along the arc of a curve to the left which has a radius of 11,426.79 feet and a central angle of 02 degrees 08 minutes 33 seconds for an arc length of 427.29 feet (chord being South 24 degrees 29 minutes 32 seconds East, 426.77 feet) to a Point of Tangency; thence South 25 degrees 33 minutes 44 seconds East along said right-of-way line for 180.21 feet; thence South 64 degrees 26 minutes 16 seconds West for 672.98 feet; thence North 23 degrees 54 minutes 31 seconds West for 35.22 feet for the POINT OF BEGINNING. From said Point of Beginning run South 66 degrees 01 minutes 56 seconds West for 123.50 feet; thence North 23 degrees 54 minutes 31 seconds West for 19.05 feet; thence North 66 degrees 05 minutes 29 seconds East for 123.50; thence South 23 degrees 54 minutes 31 seconds East for 18.92 feet to the Point of Beginning. Said parcel of land having an area of 2344.80 square feet or 0.054 acres, more or less.

Property Address: 6115 Nassau Ln, Port St Joe, FL 32456

Apparent Title Holder & Address of Record:

James Michael Mabry
Nancy Lou Mabry
1610 Rising Mist Lane
Cumming, GA 30041

Warranty Deed OR: 243, Page: 13

Mortgage Holder of Record:

None

Vendee(s) of Recorded Contract(s) for Deed:

None

Lien Holders and Other Interested Parties of Record:

None

Additional Information:

Construction and Maintenance Easement recorded 05/08/2018 in Official Records Book 640, Page 800.



Requested By:
Orange Data Systems
1339 Arlington St, Orlando FL 32805
orangedata.com | info@orangedata.com

Assessed Owner as of Current Tax Roll:
James M & Nancy L Mabry
7409 Avalon Blvd
Alpharetta, GA 30009

Chain of Title:

None

Contiguous Property:

06267-099R
CAPE SHOALS TOWNHOUSES
COMMON AREA
PORT ST JOE, FL 32456

06267-102R
RLTCORP PROPERTIES LLC
4121 KIMBERLY CIRCLE
TALLAHASSEE, FL 32309

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Dated : 05/07/2025

Orange Data Systems

BY:


David M. Harrington



Requested by:
Orange Data Systems
1129 Arlington St, Orlando FL 32805
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