

LOT 105
IN OR 2498/1199
LUMBER CREEK #1 PB 7/295 N/K/A

PAGAYA SMARTRESI F1 FUND PROP OWNER III LLC
90 PARK AVE 31ST FLOOR
NEW YORK, NY 10016

2023

09-2N-27-1290-0105-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 80
Exterior Wall	16 WD FR STUC 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	06 Quality Level 06
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
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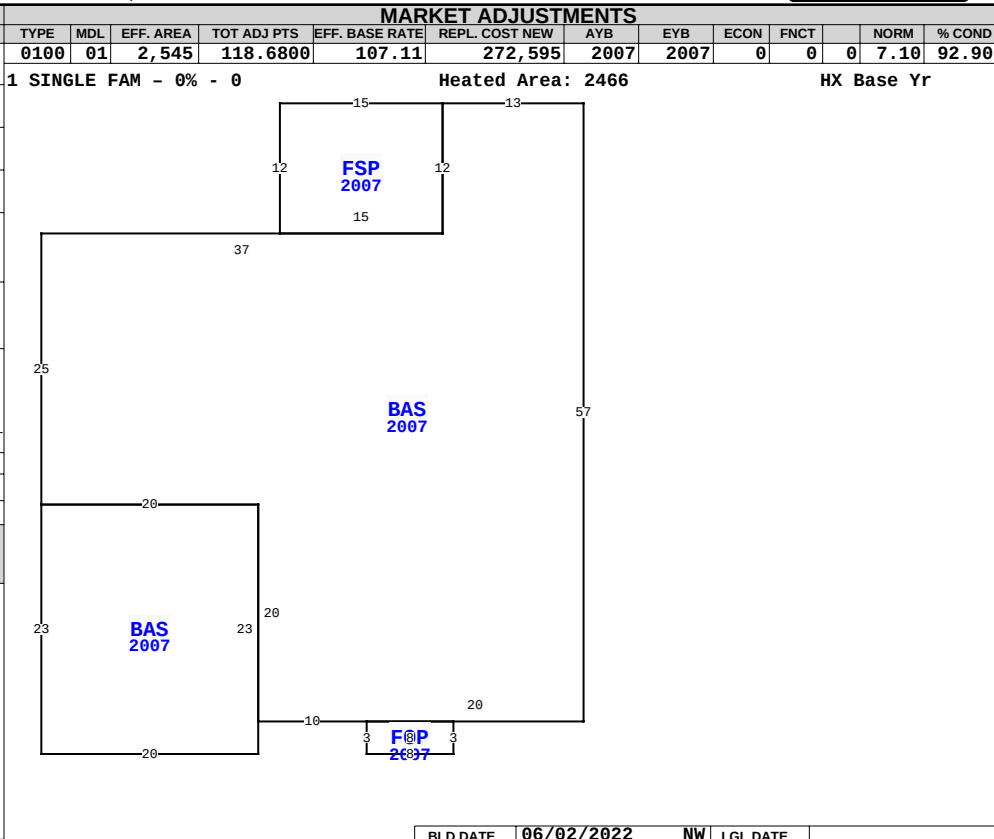
NEIGHBORHOOD/LOC	4073.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	460	100	460	45,773
BAS	2,006	100	2,006	199,608
FOP	24	30	7	697
FSP	180	40	72	7,164
TOTALS	2,670		2,545	253,241

EXTRA FEATURES	
L N	OB/XF CODE

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	0	0	0			574.00	SF	6.50				3,321	

LAND DESCRIPTION	
L N	USE CODE
1	000100



77318 LUMBER CREEK BLVD, YULEE

BLD DATE	06/02/2022	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

TOTAL OB/XF		3,321
L N	USE CODE	CLS
1	000100	C

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			253,241
TOTAL MARKET OB/XF VALUE			3,321
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			306,562
SOH/AGL Deduction			17,262
ASSESSED VALUE			289,300
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			289,300
TOTAL JUST VALUE			306,562
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			263,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0719957	CO ISSUED	0	12/23/2014
B19957	NEW CONSTR	169,026	05/23/2007

SALES DATA	
OFF RECORD Number	DATE
2498/1199	9/16/2021
GRANTOR: PAGAYA SMARTRESI F1 F	
GRANTEE: PAGAYA SMARTRESI F1	
2474/1116	6/22/2021
GRANTOR: WEATHERLY GLEN V & TA	
GRANTEE: PAGAYA SMARTRESI F1	

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2007]	W13 FSP=[YR=2007] W15 S12 E15 N12\$ S12 W37
S25 BAS=[YR=2007]	S23 E20 N23 W20\$ E20 S20 E10 FOP=[YR=2007]
S3 E8 N3 W8\$ E20 N57\$.	