LOT 90
TIMBER CREEK PLANTATION #1
PB 6/394

PROGRESS RESIDENTIAL BORROWER
24 LLC, PO BOX 4090
SCOTTSDALE, AZ 85261

2023

11-2N-26-2050-0090-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

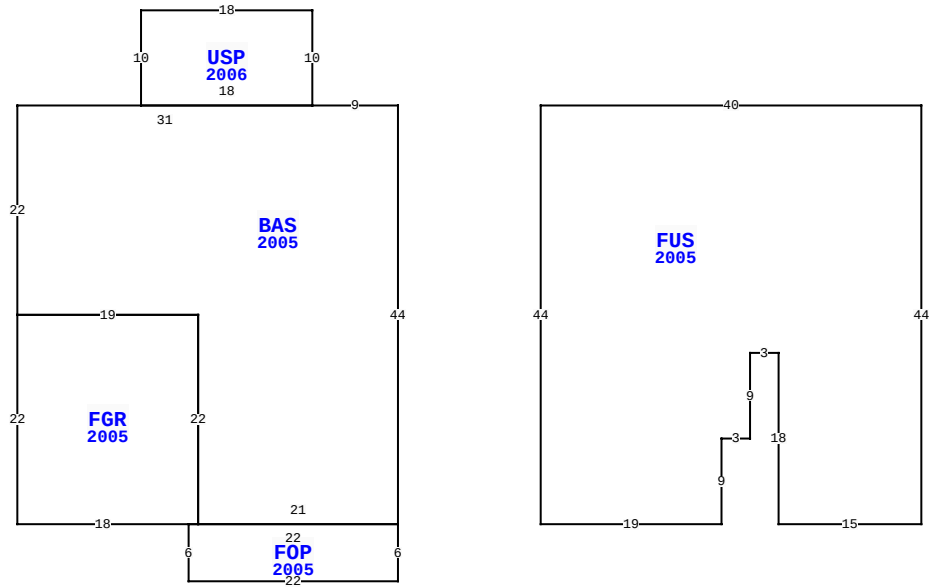
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,342	100	1,342	111,833
FGR	418	55	230	19,167
FOP	132	30	40	3,334
FUS	1,679	100	1,679	139,916
USP	180	30	54	4,500
TOTALS	3,751		3,345	278,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,345	99.8200	90.09	301,351	2005	2007	0	0	0	7.50	92.50

1 SINGLE FAM – 0% - 2023 Heated Area: 3021 HX Base Yr



76379 LONG LEAF LOOP, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	278,750
TOTAL MARKET OB/XF VALUE	5,411
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	339,161
SOH/AGL Deduction	0
ASSESSED VALUE	339,161
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	339,161
TOTAL JUST VALUE	339,161
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	283,020

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009694	REPAIR/RRF	9,500	06/23/2022
R0507611	REPAIR/RRF	8,000	05/01/2005
E0514938	ELEC OTHER	2,000	05/01/2005
M0509721	H/AC	0	05/01/2005
B0515200	NEW CONSTR	211,690	05/01/2005
P0509431	OTHER	0	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2621/0995	2/23/2023	WD	U	I	11	100
GRANTOR: P5 2021-2 BORROWER LL						
GRANTEE: PROGRESS RESIDENTIA						
2537/0631	1/27/2022	SW	Q	I	05	613,000
GRANTOR: ZILLOW HOMES PROPERTY						
GRANTEE: P5 2021-2 BORROWER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W9 USP=[YR=2006] N10 W18 S10 E18$ W31 S22 FGR=[YR=2005] S22 E18 FOP=[YR=2005] S6 E22 N6W22$ E1 N22 W19$ E19 S22E21 N44$ PTR=E15 FUS=[YR=2005] E40 S44 W15 N18 W3 S9 W3 S9 W19 N44$ W15$.

EXTRA FEATURES

LN	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	0811	CONCRETE B	0	0	0	0	1,196.00	SF	5.20	5.20	100	2005	2005	3	87	5,411	

LAND DESCRIPTION

TOTAL OB/XF 5,411

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS