

LOT 85
TIMBER CREEK PLANTATION #2
PB 7/165

OLYMPUS BORROWER LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

2023

11-2N-26-2051-0085-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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	1.	1. 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	

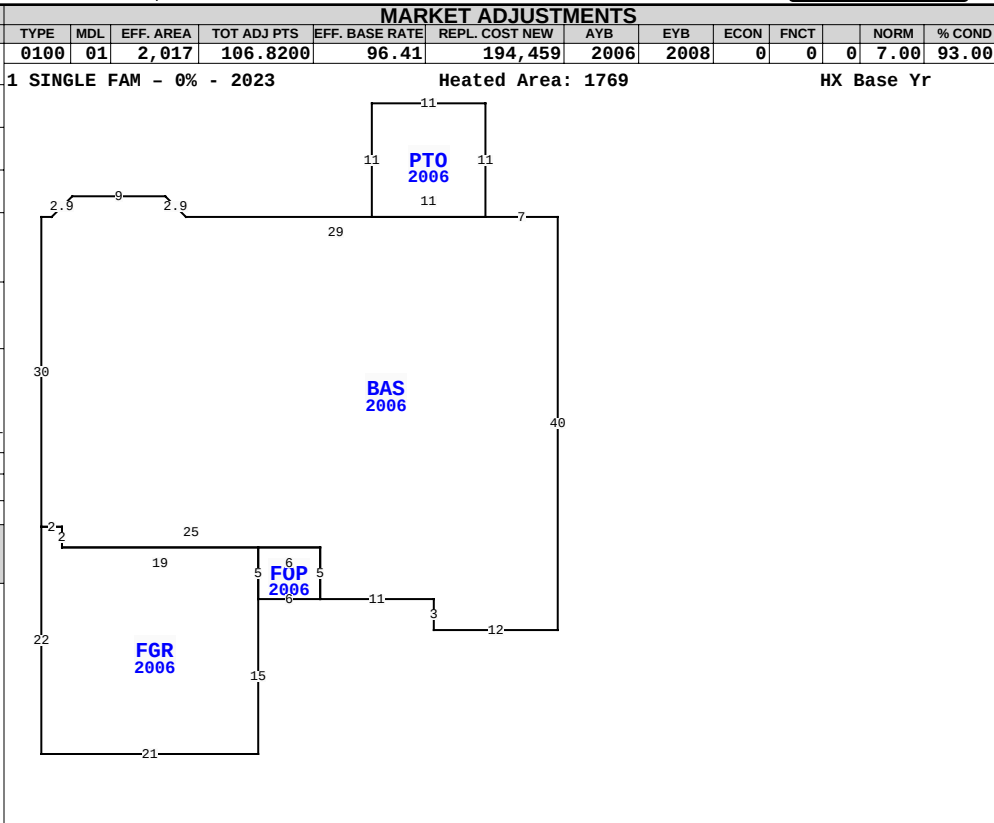
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,769	100	1,769	158,611
FGR	424	55	233	20,892
FOP	30	30	9	807
PTO	121	5	6	538

TOTALS	2,344		2,017	180,847
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	668.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0003		0.00	0.00	1.00

REVIEW DATE	01/30/2018	BY	KBX
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BLD DATE	03/08/2007	JM	LGL DATE	03/08/2007	JM
XF DATE			LAND DATE		
INC DATE			AG DATE		

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2006	2006	3	88	3,057	

TOTAL OB/XF									
3,057									

Total Acres: 0.00	Total Land Value: 55,000	Market: 0	Agricultural: 0	Common: 55,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		180,847	
TOTAL MARKET OB/XF VALUE		3,057	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		238,904	
SOH/AGL Deduction		0	
ASSESSED VALUE		238,904	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		238,904	
TOTAL JUST VALUE		238,904	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		200,958	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2210982	REPAIR/RRF	0	12/01/2022
E17984	ELEC OTHER	1,500	08/01/2006
M11978	MECH OTHER	0	08/01/2006
P11418	OTHER	0	08/01/2006
C18252	CO ISSUED	149,754	07/01/2006
R09550	REPAIR/RRF	2,000	07/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2548/1681	3/21/2022	WD	Q	I	01
GRANTOR: OPENDOOR PROPERTY TRU					SALE PRICE
GRANTEE: OLYMPUS BORROWER LL					340,000
2541/1472	2/19/2022	WD	U	I	37
GRANTOR: HUGHES HOWARD JR & AN					300,800
GRANTEE: OPENDOOR PROPERTY T					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W7 PT0=[YR=2006] N11 W11 S11 E11\$ W29 L2 U2 W9 D2 L2 W1 S30 FGR=[YR=2006] S22 E21 N15 FOP=[YR=2006] E6 N5 W6 S5\$ N5 W19 N2 W2\$ E2 S2 E25 S5 E11 S3 E12 N40\$.									