

LOT 90
TIMBER CREEK PLANTATION #2
PB 7/165

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

2023

11-2N-26-2051-0090-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	1,558	100	1,558	127,599
FGR	447	55	246	20,147
FOP	48	30	14	1,147
FOP	72	30	22	1,802
FUS	1,732	100	1,732	141,850
TOTALS	3,857		3,572	292,545

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0811	CONCRETE B	0	0	0	680.00	SF	5.20	5.20	100	2007	2007	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000134	C	SFR POND	0	0003		0.00	0.00	1.00	LT		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	3,572	98.1000	88.54	316,265	2007	2007	0	0	0	7.50	92.50	
1 SINGLE FAM - 0% - 2023 Heated Area: 3290 HX Base Yr													
BLD DATE 09/25/2007 JM LGL DATE XF DATE LAND DATE INC DATE AG DATE													

75047 BROOKWOOD DR, YULEE													
TOTAL OB/XF 3,147													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		292,545	
TOTAL MARKET OB/XF VALUE		3,147	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		350,692	
SOH/AGL Deduction		0	
ASSESSED VALUE		350,692	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		350,692	
TOTAL JUST VALUE		350,692	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		295,943	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18355	ELEC OTHER	1,500	11/01/2006
M12242	MECH OTHER	0	11/01/2006
P11625	OTHER	0	10/01/2006
C18572	CO ISSUED	0	09/01/2006
R09756	REPAIR/RRF	2,000	09/01/2006
B18572	NEW CONSTR	250,338	09/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2621/0995	2/23/2023	WD	U	I	11
GRANTOR: P5 2021-2 BORROWER LL					
GRANTEE: PROGRESS RESIDENTIA					
2548/1636	3/15/2022	SW	Q	I	05
GRANTOR: ZILLOW HOMES PROPERTY					
GRANTEE: P5 2021-2 BORROWER					

BUILDING NOTES													
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BUILDING DIMENSIONS													
FOP=[YR=2007] W12 BAS=[YR=2007] W32 S41 E11 FOP=[YR=2007] S4 E12 FGR=[YR=2007] S9 E21 N21 W17 U2 L2 W2 S14\$ N4 W12\$ E12 N10 E2 R2 D2 E17 N27 W12 N6\$ S6 E12 N6\$ PTR=W62 FUS=[YR=2007] W12 N6 W32 S41 E44 N35\$ E62\$.													