

LOT 469
HERON ISLES PHASE TWO C-3
PBK 8/180

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

2023

37-3N-28-0741-0469-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																							
Exterior Wall	10	ABOVE AVG 100	0900	01	2,332	101.8710	120.97	282,102	2017	2017	0	0	2.00	98.00	VALUATION SUMMARY																							
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 0% - 2023												Heated Area: 1997												HX Base Yr											
Roof Cover	03	COMP SHNGL 100													VALUATION BY												STANDARD											
Interior Wall	05	DRYWALL 100													Tax Group: 4												Tax Dist:											
Interior Floo	11	CLAY TILE 50													BUILDING MARKET VALUE												276,460											
Interior Floo	14	CARPET 50													TOTAL MARKET OB/XF VALUE												9,533											
Air Condition	03	CENTRAL 100													TOTAL LAND VALUE - MARKET												55,000											
Heating Type	04	AIR DUCTED 100													TOTAL MARKET VALUE												340,993											
Bedrooms	4	100													SOH/AGL Deduction												0											
Bathrooms	2	100													ASSESSED VALUE												340,993											
Frame	02	WOOD FRAME 100													TOTAL EXEMPTION VALUE												0											
Stories	1.	1. 100													BASE TAXABLE VALUE												340,993											
Units	0	100	TOTAL JUST VALUE												340,993																							
Occupancy	00	NONE 100	NCON VALUE												0																							
			INCOME VALUE																																			
			PREVIOUS YEAR MKT VALUE												270,254																							
Quality			01	Quality Level 01																																		
DOR CODE			0100 SINGLE FAMILY																																			
MAP NUM															MKT AREA			04																				
NEIGHBORHOOD/LOC			4038.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,997	100	1,997	236,745																																		
FGR	483	55	266	31,534																																		
FOP	80	30	24	2,845																																		
FSP	112	40	45	5,335																																		
TOTALS			2,672	2,332	276,460																																	
EXTRA FEATURES			97548 ALBATROSS DR, YULEE																																			
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	9	3		27.00	SF 6.50	6.50	100	2017	2017	3	97	170																						
2	0810	CONCRETE A	0	0	0	0		596.00	SF 6.50	6.50	100	2017	2017	3	97	3,758																						
3	0476	VF 6 SBPL	0	0	0	0		175.00	LF 32.00	32.00	100	2018	2018	3	95	5,320																						
4	0470	VNYL GATE	0	0	0	0		1.00	UT 300.00	300.00	100	2018	2018	3	95	285																						
TOTAL OB/XF																	9,533																					
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV														
1	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000																					
REVIEW DATE 08/02/2022 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS																																						