

LOT 243
IN OR 2536/648
HICKORY VILLAGE #2 PB 7/120

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

2023

42-2N-27-435H-0243-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
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	4047.00
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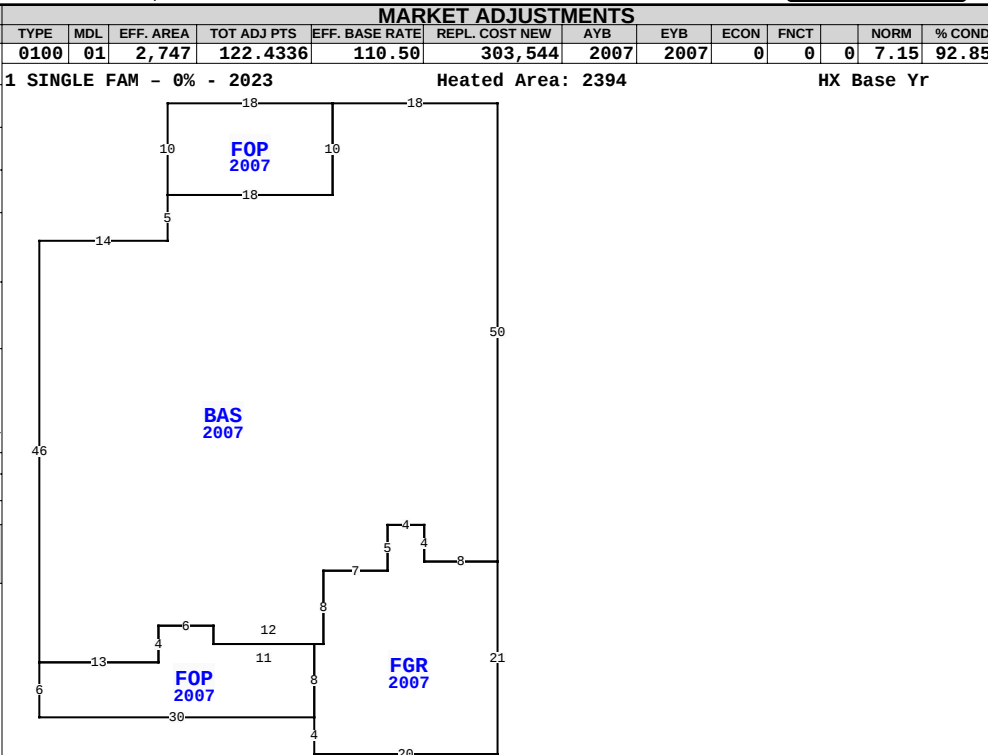
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,394	100	2,394	245,623
FGR	420	55	231	23,701
FOP	180	30	54	5,540
FOP	226	30	68	6,977

TOTALS	3,220	2,747	281,841
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	0	0	0	655.00	SF	5.20
3	0855	CONC PAVER	0	0	20	3	60.00	SF	10.00

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		RS-2	0.00	0.00	1.00

REVIEW DATE	09/18/2018	BY	SBX
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86161 SAND HICKORY TRL, YULEE

BLD DATE	03/14/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220	
2	0811	CONCRETE B	0	0	0	0	655.00	SF	5.20	5.20	100	2007	2007	3	89	3,031	
3	0855	CONC PAVER	0	0	20	3	60.00	SF	10.00	10.00	100	2007	2007	3	89	534	

TOTAL OB/XF										6,785							
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
1	000100	C	SFR	0		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000

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		281,841	
TOTAL MARKET OB/XF VALUE		6,785	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		343,626	
SOH/AGL Deduction		0	
ASSESSED VALUE		343,626	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		343,626	
TOTAL JUST VALUE		343,626	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		279,767	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13280	MECH OTHER	0	09/01/2007
E19762	ELEC OTHER	2,000	08/01/2007
C19894	CO ISSUED	0	05/01/2007
B19894	NEW CONSTR	209,814	05/01/2007
P12373	OTHER	0	05/01/2007
R10355	REPAIR/RRF	5,000	05/01/2007

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							
2544/0173	3/01/2022	WD	U	I	37	397,900	
GRANTOR: SMITH PATRICK S							
GRANTEE: ZILLOW HOMES PROPER							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W18 FOP=[YR=2007] W18 S10 E18 N10\$ S10 W18 S5 W14 S46 FOP=[YR=2007] S6 E30 FGR=[YR=2007] S4 E20 N21 W8 N4 W4 S5 W7 S8 W1 S8\$ N8 W11 N2 W6 S4 W13\$ E13 N4 E6 S2 E12 N8 E7 N5 E4 S4 E8 N50\$.									