BLK 214 LOTS 19 THRU 24
TOWN OF HILLIARD WEST S/D OF
SEC 8-3N-24E PBK 1/17

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

2024

08-3N-24-2380-0214-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01

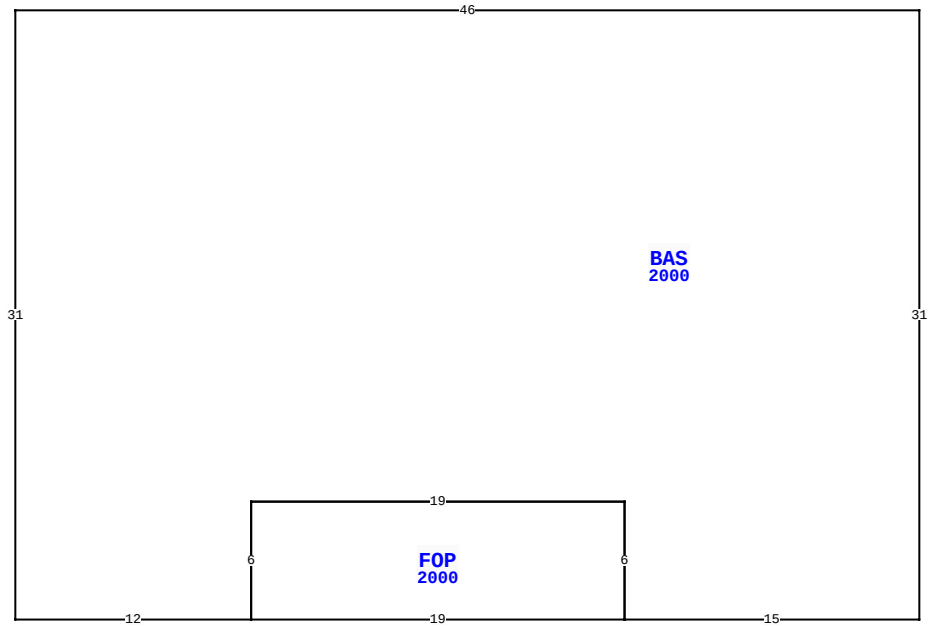
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,312	100	1,312	153,097
FOP	114	30	34	3,967
TOTALS	1,426		1,346	157,064

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,346	102.0240	127.53	171,655	2000	2005	0	0	0	8.50	91.50

1 SNGL FAM – 0% - 2024 Heated Area: 1312 HX Base Yr



27386 W TWELFTH AVE, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	157,064
TOTAL MARKET OB/XF VALUE	2,658
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	204,722
SOH/AGL Deduction	0
ASSESSED VALUE	204,722
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	204,722
TOTAL JUST VALUE	204,722
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	197,715

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220174	REPAIR/RRF	0	05/20/2022

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=2000] W46 S31 E12 FOP=[YR=2000] E19 N6 W19 S6$ N6 E19 S6 E15 N31$.

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	647.00	SF	5.20	5.20	100	2000	2000	3	79	2,658	

LAND DESCRIPTION

TOTAL OB/XF 2,658

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	0005	R-2	150.00	125.00	150.00	FF		1.00	1.00	1.00	300.00	300.00	45,000							

REVIEW DATE 05/10/2022 BY TWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS