

LOT 105  
IN OR 2498/1199  
LUMBER CREEK #1 PB 7/295 N/K/A

PAGAYA SMARTRESI F1 FUND PROP OWNER III LLC  
90 PARK AVE 31ST FLOOR  
NEW YORK, NY 10016

2024

09-2N-27-1290-0105-0000



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Exterior Wall            | 05 AVERAGE 80     |
| Exterior Wall            | 16 WD FR STUC 20  |
| Roof Structure           | 03 GABLE/HIP 100  |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floor           | 14 CARPET 70      |
| Interior Floor           | 11 CLAY TILE 30   |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 4 100             |
| Bathrooms                | 2 100             |
| 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 |
|---------|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 4073.00 |
|------------------|---------|

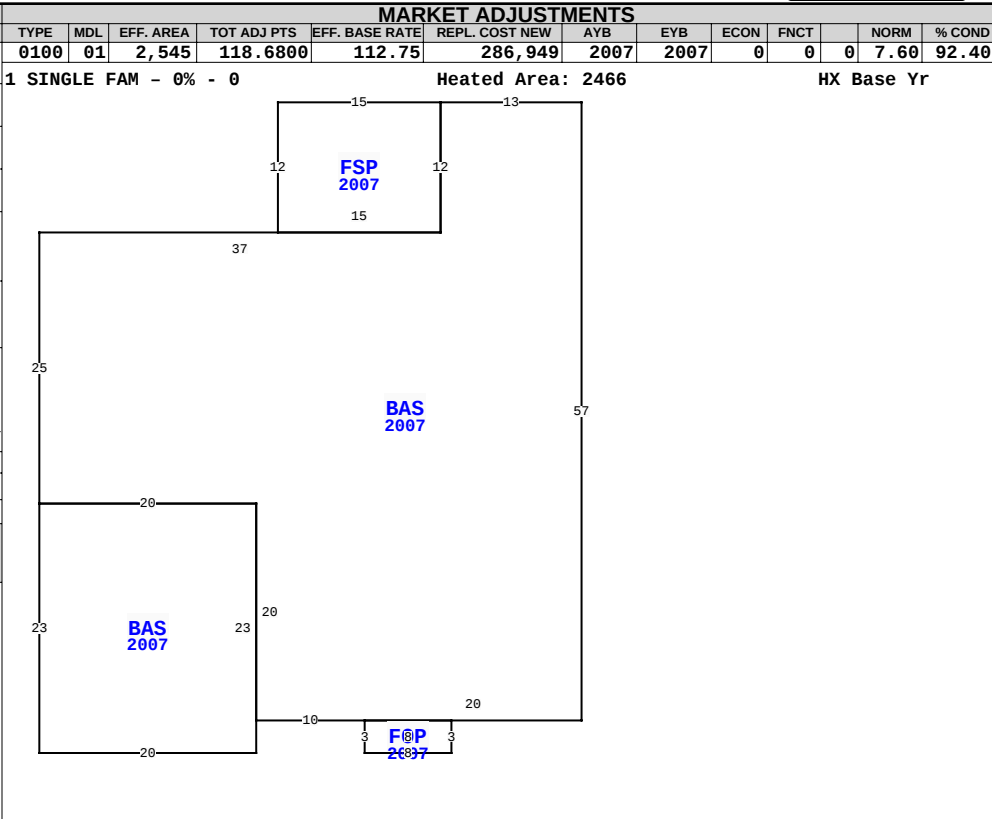
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 460              | 100         | 460          | 47,923               |
| BAS       | 2,006            | 100         | 2,006        | 208,988              |
| FOP       | 24               | 30          | 7            | 729                  |
| FSP       | 180              | 40          | 72           | 7,501                |
| TOTALS    | 2,670            |             | 2,545        | 265,141              |

| EXTRA FEATURES |                 |
|----------------|-----------------|
| L N            | OB/XF CODE      |
| 1              | 0810 CONCRETE A |

| 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 | 0 | 0     |    |       | 574.00         | SF        | 6.50    |             |   |        | 3,283           |       |

| LAND DESCRIPTION |          |
|------------------|----------|
| L N              | USE CODE |
| 1                | 000100 C |

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D |
|-----|----------|-----|----------------------|-----|-----|
| 1   | 000100   | C   | SFR                  | 0   |     |
|     |          |     |                      |     |     |
|     |          |     |                      |     |     |
|     |          |     |                      |     |     |
|     |          |     |                      |     |     |
|     |          |     |                      |     |     |



|                                |                        |           |
|--------------------------------|------------------------|-----------|
| 77318 LUMBER CREEK BLVD, YULEE | BLD DATE 06/02/2022 NW | LGL DATE  |
|                                | XF DATE                | LAND DATE |
|                                | INC DATE               | AG DATE   |

| TOTAL OB/XF |                 |
|-------------|-----------------|
| L N         | OB/XF CODE      |
| 1           | 0810 CONCRETE A |

| TOTAL OB/XF |                 |
|-------------|-----------------|
| L N         | OB/XF CODE      |
| 1           | 0810 CONCRETE A |

| NASSAU COUNTY PROPERTY |   |
|------------------------|---|
| PAGE 1 of 1            | 4 |

| VALUATION SUMMARY         |           |
|---------------------------|-----------|
| VALUATION BY              | STANDARD  |
| Tax Group: 4              | Tax Dist: |
| BUILDING MARKET VALUE     | 265,141   |
| TOTAL MARKET OB/XF VALUE  | 3,283     |
| TOTAL LAND VALUE - MARKET | 50,000    |
| TOTAL MARKET VALUE        | 318,424   |
| SOH/AGL Deduction         | 194       |
| ASSESSED VALUE            | 318,230   |
| TOTAL EXEMPTION VALUE     | 0         |
| BASE TAXABLE VALUE        | 318,230   |
| TOTAL JUST VALUE          | 318,424   |
| NCON VALUE                | 0         |
| INCOME VALUE              |           |
| PREVIOUS YEAR MKT VALUE   | 306,562   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B0719957   | C0 ISSUED   | 0       | 12/23/2014 |
| B19957     | NEW CONSTR  | 169,026 | 05/23/2007 |

| SALES DATA                     |           |
|--------------------------------|-----------|
| OFF RECORD Number              | DATE      |
| 2498/1199                      | 9/16/2021 |
| GRANTOR: PAGAYA SMARTRESI F1 F |           |
| GRANTEE: PAGAYA SMARTRESI F1   |           |
| 2474/1116                      | 6/22/2021 |
| GRANTOR: WEATHERLY GLEN V & TA |           |
| GRANTEE: PAGAYA SMARTRESI F1   |           |

| BUILDING NOTES |  |
|----------------|--|
|                |  |

| BUILDING DIMENSIONS                                                                                                                               |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------|--|
| BAS=[YR=2007] W13 FSP=[YR=2007] W15 S12 E15 N12\$ S12 W37 S25 BAS=[YR=2007] S23 E20 N23 W20\$ E20 S20 E10 FOP=[YR=2007] S3 E8 N3 W8\$ E20 N57\$ . |  |