

LOT 2
LUMBER CREEK PUD-PHASE 2
PBK 8/217

PROGRESS RESIDENTIAL BORROWER 9 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

2024

09-2N-27-1291-0002-0000



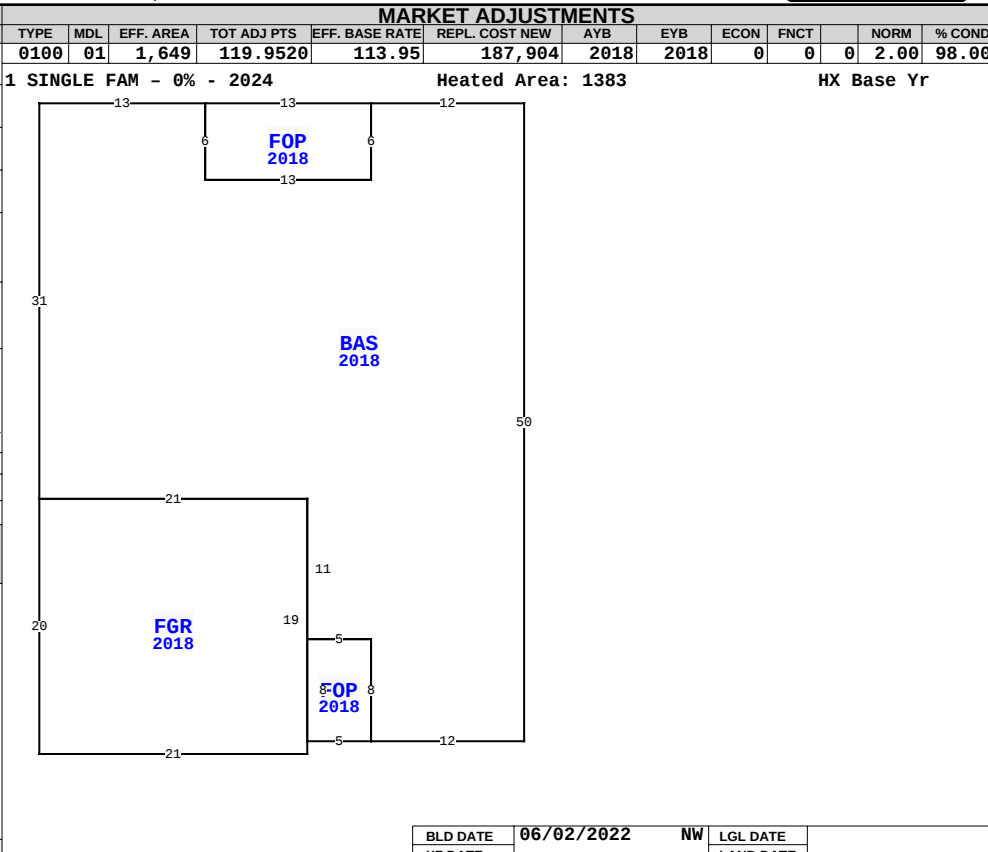
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04

NEIGHBORHOOD/LOC 4073.100				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,383	100	1,383	154,441
FGR	420	55	231	25,796
FOP	40	30	12	1,340
FOP	78	30	23	2,569
TOTALS	1,921		1,649	184,146

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0811	CONCRETE B	0	0	0	0			

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



77841 LUMBER CREEK BLVD, YULEE														
TOTAL OB/XF 3,213														

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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										184,146				
TOTAL MARKET OB/XF VALUE										3,213				
TOTAL LAND VALUE - MARKET										50,000				
TOTAL MARKET VALUE										237,359				
SOH/AGL Deduction										0				
ASSESSED VALUE										237,359				
TOTAL EXEMPTION VALUE										0				
BASE TAXABLE VALUE										237,359				
TOTAL JUST VALUE										237,359				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										245,835				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007285	CO ISSUED	0	07/18/2018
18003740	NEW CONSTR	184,212	04/12/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2696/1277	2/09/2024	SW	U	I	11	100	
GRANTOR: FREQ PROGRESS LLC							
GRANTEE: PROGRESS RESIDENTIA							
2663/1492	8/24/2023	WD	Q	I	01	273,000	
GRANTOR: GAMMON JULIE A & EARL							
GRANTEE: FREQ PROGRESS LLC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W12 FOP=[YR=2018] W13 S6 E13 N6\$ S6 W13 N6 W13 S31 FGR=[YR=2018] S20 E21 N1 FOP=[YR=2018] E5 N8 W5 S8\$ N19 W21\$ E21 S11 E5 S8 E12 N50\$.									