

LOT 85
TIMBER CREEK PLANTATION #2
PB 7/165

OLYMPUS BORROWER LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

2024

11-2N-26-2051-0085-0000



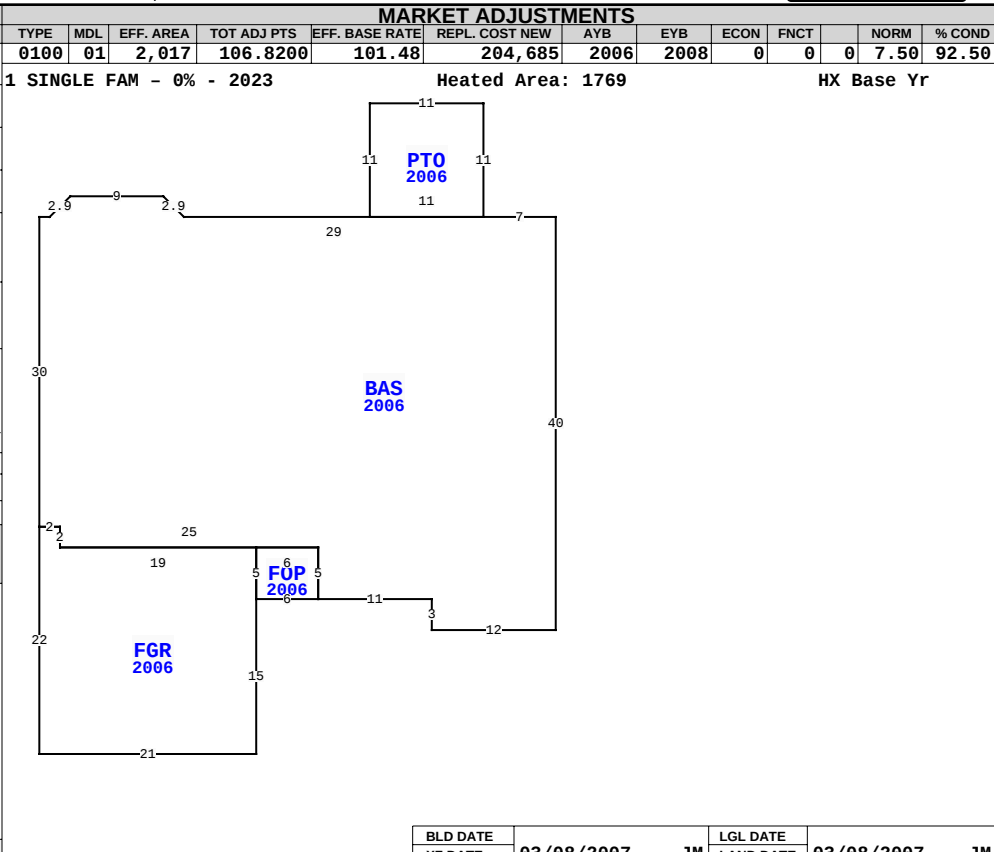
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,769	100	1,769	166,054
FGR	424	55	233	21,872
FOP	30	30	9	845
PTO	121	5	6	563
TOTALS	2,344		2,017	189,334

EXTRA FEATURES														
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
1	0811	CONCRETE B	0	0	0	668.00	SF	5.20	5.20	100	2006	2006	3	87

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	000100	C	SFR	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00



75093 BROOKWOOD DR, YULEE	BLD DATE	03/08/2007	JM	LGL DATE	03/08/2007	JM
	XF DATE			LAND DATE		
	INC DATE			AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		189,334	
TOTAL MARKET OB/XF VALUE		3,022	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		247,356	
SOH/AGL Deduction		0	
ASSESSED VALUE		247,356	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		247,356	
TOTAL JUST VALUE		247,356	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		238,904	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2210982	REPAIR/RRF	0	12/01/2022
E17984	ELEC OTHER	1,500	08/01/2006
M11978	MECH OTHER	0	08/01/2006
P11418	OTHER	0	08/01/2006
C18252	CO ISSUED	149,754	07/01/2006
R09550	REPAIR/RRF	2,000	07/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2548/1681	3/21/2022	WD	Q	I	01	340,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: OLYMPUS BORROWER LL						
2541/1472	2/19/2022	WD	U	I	37	300,800
GRANTOR: HUGHES HOWARD JR & AN						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2006] W7 PTO=[YR=2006] N11 W11 S11 E11\$ W29 L2 U2 W9 D2 L2 W1 S30 FGR=[YR=2006] S22 E21 N15 FOP=[YR=2006] E6 N5 W6 S5\$ N5 W19 N2 W2\$ E2 S2 E25 S5 E11 S3 E12 N40\$.														