LOT 90
TIMBER CREEK PLANTATION #2
PB 7/165

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

2024

11-2N-26-2051-0090-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

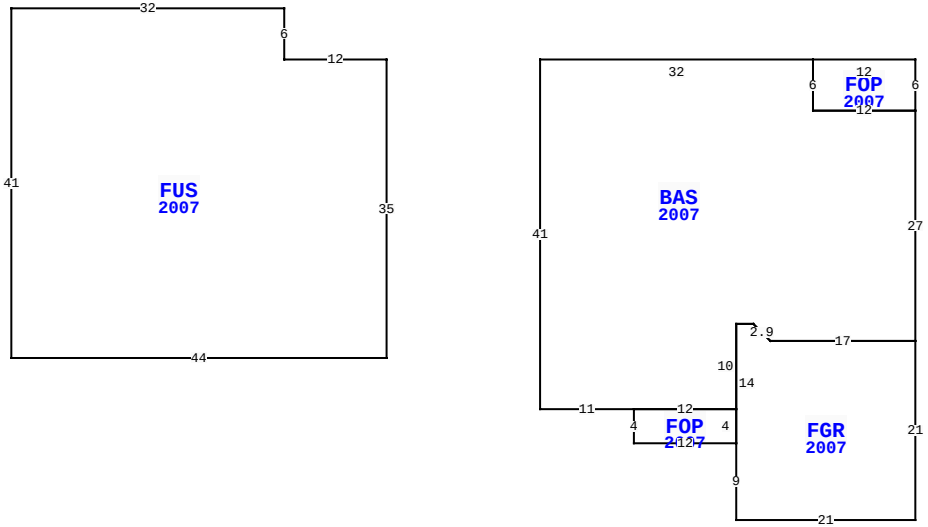
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,558	100	1,558	133,590
FGR	447	55	246	21,093
FOP	48	30	14	1,201
FOP	72	30	22	1,886
FUS	1,732	100	1,732	148,508
TOTALS	3,857		3,572	306,277

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,572	98.1000	93.20	332,910	2007	2007	0	0	0	8.00	92.00

1 SINGLE FAM – 0% - 2024 Heated Area: 3290 HX Base Yr



BLD DATE	09/25/2007 JM	LGL DATE
XF DATE		LAND DATE
INC DATE		AG DATE

75047 BROOKWOOD DR, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	306,277
TOTAL MARKET OB/XF VALUE	3,112
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	364,389
SOH/AGL Deduction	0
ASSESSED VALUE	364,389
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	364,389
TOTAL JUST VALUE	364,389
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	350,692

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18355	ELEC OTHER	1,500	11/01/2006
M12242	MECH OTHER	0	11/01/2006
P11625	OTHER	0	10/01/2006
C18572	CO ISSUED	0	09/01/2006
R09756	REPAIR/RRF	2,000	09/01/2006
B18572	NEW CONSTR	250,338	09/01/2006

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						
2548/1636	3/15/2022	SW	Q	I	05	714,500
GRANTOR: ZILLOW HOMES PROPERTY						
GRANTEE: P5 2021-2 BORROWER						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2007] W12 BAS=[YR=2007] W32 S41 E11 FOP=[YR=2007] S4 E12 FGR=[YR=2007] S9 E21 N21 W17 U2 L2 W2 S14$ N4 W12$ E12 N10 E2 R2 D2 E17 N27 W12 N6$ S6 E12 N6$ PTR=W62 FUS=[YR=2007] W12 N6 W32 S41 E44 N35$ E62$.

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	680.00	SF	5.20	5.20	100	2007	2007	3	88	3,112	

LAND DESCRIPTION

TOTAL OB/XF 3,112

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	000134	C	SFR POND	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS