LOT 7
TIMBER CREEK PLANTATION #3
PB 7/302

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

2024

11-2N-26-2052-0007-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

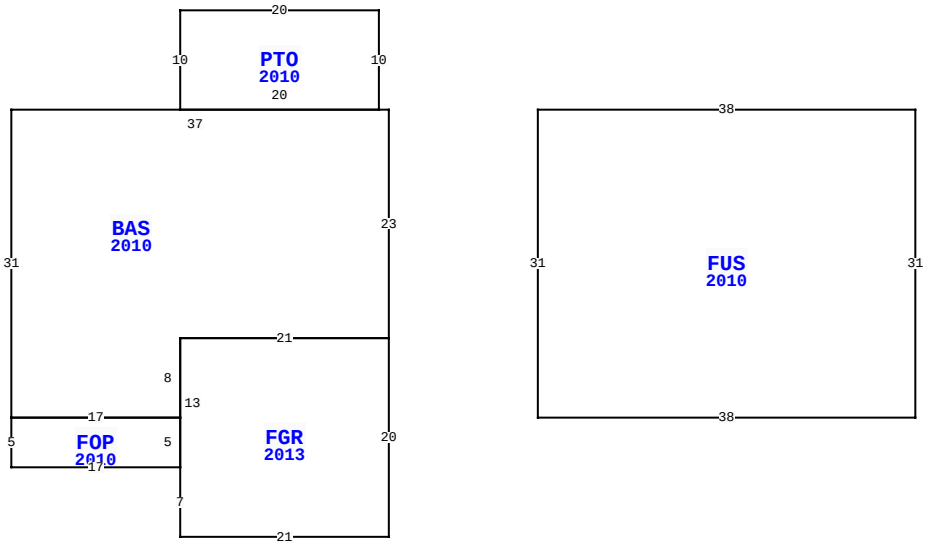
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,010	100	1,010	99,477
FGR	420	55	231	22,752
FOP	85	30	26	2,561
FUS	1,178	100	1,178	116,025
PTO	200	5	10	985
TOTALS	2,893		2,455	241,800

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,455	110.8800	105.34	258,610	2010	2010	0	0	0	6.50	93.50

1 SINGLE FAM – 0% - 2024 Heated Area: 2188 HX Base Yr



76597 TIMBERCREEK BLVD, YULEE

BLD DATE	08/16/2010 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	241,800
TOTAL MARKET OB/XF VALUE	8,437
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	305,237
SOH/AGL Deduction	0
ASSESSED VALUE	305,237
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	305,237
TOTAL JUST VALUE	305,237
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	294,484

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1023718	CO ISSUED	0	07/16/2013
B1327430	REPAIR/RRF	700	07/01/2013
E22762	NEW CONSTR	0	07/01/2010
M15478	H/AC	0	07/01/2010
P14338	NEW CONSTR	0	06/01/2010
B23718	NEW CONSTR	227,145	06/01/2010

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						
2526/1461	12/17/2021	SW	Q	I	05	648,600
GRANTOR: ZILLOW HOMES PROPERTY						
GRANTEE: P5 2021-2 BORROWER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W1 PTO=[YR=2010] N10 W20 S10 E20$ W37 S31 FOP=[YR=2010] S5 E17 FGR=[YR=2013] S7 E21 N20 W21 S13$ N5 W17$ E17 N8 E21 N23$ PTR=E15 FUS=[YR=2010] E38 S31 W38 N31$ W15$.

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	0810	CONCRETE A	0	0	0	0	1,130.00	SF	6.50	6.50	100	2013	2013	3	94	6,904	
2	1076	TRELLIS A	0	0	0	0	100.00	SF	7.50	7.50	100	2013	2013	3	71	533	
3	0855	CONC PAVER	0	0	0	0	152.00	SF	7.00	7.00	100	2013	2013	3	94	1,000	

LAND DESCRIPTION

TOTAL OB/XF 8,437

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