

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

11-2N-26-2052-0167-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 80			
Exterior Wall	16	WD FR STUC 20			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LVT/LAMNT 50			
Interior Floo	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		5 100			
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	1,578	100	1,578	135,335	
FGR	420	55	231	19,811	
FOP	48	30	14	1,201	
FUS	1,922	100	1,922	164,837	
PTO	18	5	1	85	
TOTALS	3,986		3,746	321,270	
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 OB/XF MKT VALUE NOTES	
1	0810	CONCRETE A	0 0	0 0 460.00 SF 6.50 6.50 100 2014 2014 3 95 2,841	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,746	94.1400	89.43	335,005	2014	2014	0	0	4.10	95.90
1 SINGLE FAM - 0% - 2023 Heated Area: 3500 HX Base Yr											
BAS 2014 FOP 2014 FGR 2014 FUS 2014											

NASSAU COUNTY PROPERTY

VALUATION BY

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 321,270

TOTAL MARKET OB/XF VALUE 2,841

TOTAL LAND VALUE - MARKET 55,000

TOTAL MARKET VALUE 379,111

SOH/AGL Deduction 0

ASSESSED VALUE 379,111

TOTAL EXEMPTION VALUE 0

BASE TAXABLE VALUE 379,111

TOTAL JUST VALUE 379,111

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 364,644

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2598/1807	9/29/2022	WD	U	I	11	100
GRANTOR: SFR V TRANCHE 3 BORRO						
GRANTEE: PROGRESS RESIDENTIA						
2557/1623	2/10/2022	SW	U	I	11	100
GRANTOR: ZILLOW HOMES PROPERTY						
GRANTEE: SFR V TRANCHE 3 BOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W17 PTO=[YR=2014] N3 W6 S3 E6\$ W32 S36 E13 N4 E7 FOP=[YR=2014] S6 E8 FGR=[YR=2014] S12 E21 N20 W21 S8\$ N6 W8\$ E8 N2 E21 N30\$ PTR= E20 FUS=[YR=2014] E49 S46 W21 N13 W8 N1 W7 S4 W13 N36\$ W20\$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR		0	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 07/10/2020 BY KBA

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

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