

LOT 38
BEACHWAY @ NASSAU LAKE #1B
PB 6/303

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

2024

27-2N-28-014B-0038-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
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 04
NEIGHBORHOOD/LOC	4057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,902	100	1,902	222,491
FGR	420	55	231	27,022
FOP	26	30	8	936
FSP	220	40	88	10,294
TOTALS	2,568		2,229	260,743

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00
2	0811	CONCRETE B	0	0	0	733.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,229	103.7820	129.73	289,168	2003	2003	0	0
1 SNGL FAM - 0% - 2024 Heated Area: 1902 HX Base Yr									
96017 WATERWAY CT, FERNANDINA BEACH									

TOTAL OB/XF									
6,209									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		260,743	
TOTAL MARKET OB/XF VALUE		6,209	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		341,952	
SOH/AGL Deduction		0	
ASSESSED VALUE		341,952	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		341,952	
TOTAL JUST VALUE		341,952	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		330,354	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310878	NEW CONSTR	142,211	01/01/2003

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						
2628/0535	3/29/2023	WD	Q	I	01	320,000
GRANTOR: PARLAND ANNA						
GRANTEE: FREQ PROGRESS LLC						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W14 FSP=[YR=2012] N10 W22 S10 E22\$ W34 S45 E10 FOP=[YR=2003] S1 E8 N1 W1 N3 W6 S3 W1\$ E1 N3 E6 S3 E11 FGR=[YR=2003] S9 E20 N22 W10 S2 W10 S11\$ N11 E10 N2 E10 N32\$									