

LOT 58
AMELIA CONCOURSE SUB #1
PB 7/183

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

2024

30-2N-28-0150-0058-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4067.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,478	100	1,478	159,908
FGR	402	55	221	23,911
FOP	96	30	29	3,138
FOP	120	30	36	3,895
TOTALS	2,096		1,764	190,850

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	637.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	0	0	0	144.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	0		RSF-2	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,764	120.6450	114.61	202,172	2011	2011	0	0	5.60	94.40
1 SINGLE FAM - 0% - 2024											
Heated Area: 1478											
HX Base Yr											
BLD DATE	03/29/2023					NW	LGL DATE				
XF DATE							LAND DATE				
INC DATE							AG DATE				

85048 AMARYLLIS CT, FERNANDINA BEACH											
--------------------------------------	--	--	--	--	--	--	--	--	--	--	--

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
STANDARD										4	
VALUATION BY										Tax Group: 4	
Tax Dist:										Tax Dist:	
BUILDING MARKET VALUE										190,850	
TOTAL MARKET OB/XF VALUE										7,121	
TOTAL LAND VALUE - MARKET										75,000	
TOTAL MARKET VALUE										272,971	
SOH/AGL Deduction										0	
ASSESSED VALUE										272,971	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										272,971	
TOTAL JUST VALUE										272,971	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										264,522	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24694	CO ISSUED	0	07/22/2011
M16253	H/AC	0	06/01/2011
P14789	NEW CONSTR	0	05/01/2011
B24694	NEW CONSTR	169,284	05/01/2011

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=2011] W21 FOP=[YR=2011] N10 W12 S10 E12 \$ W15 S36 FGR=[YR=2011] S18 E18 FOP=[YR=2011] S2 E18 N4 W12 N7 W4 S9 W2 \$ E2 N21 W14 S3 W6 \$ E6 N3 E14 S11 E4 S8 E12 N52 \$.											