

LOT 7
VILLAGES OF WOODBRIDGE #1
PB 7/229

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

2024

40-2N-28-225V-0001-0070



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 70
Interior Floor	11	CLAY TILE 30
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	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4068.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,437	100	1,437	148,551
FGR	660	55	363	37,525
FOP	49	30	15	1,550
FUS	855	100	855	88,386
STR	70	10	7	724
USP	120	30	36	3,721

TOTALS	3,191		2,713	280,459
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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
1	0811	CONCRETE B	0	0	0	0	671.00	SF	5.20	5.20	100	2010	2010	3
2	0476	VF 6 SBPL	0	0	0	0	156.00	LF	32.00	32.00	100	2010	2010	3
3	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2010	2010	3

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	SFR	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,713	115.9488	110.15	298,837	2010	2010	0	0	0	6.15	93.85
1 SINGLE FAM - 0% - 2024												
Heated Area: 2292												
HX Base Yr												
95517 SONOMA DR, FERNANDINA BEACH												
BLD DATE							LGL DATE			05/18/2023 MLU		
XF DATE							LAND DATE					

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 4			Tax Dist:	
BUILDING MARKET VALUE			280,459	
TOTAL MARKET OB/XF VALUE			7,537	
TOTAL LAND VALUE - MARKET			75,000	
TOTAL MARKET VALUE			362,996	
SOH/AGL Deduction			0	
ASSESSED VALUE			362,996	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			362,996	
TOTAL JUST VALUE			362,996	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			326,246	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23730	XFOB	2,249	06/01/2010
C22849	CO ISSUED	0	04/28/2010
E22125	ELEC OTHER	2,200	09/01/2009
M14855	MECH OTHER	0	09/01/2009
P13932	OTHER	0	09/01/2009
R12076	REPAIR/RRF	1,100	09/01/2009

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							
2639/111	5/10/2023	WD	Q	I	01	340,000	
GRANTOR: WILLIAMS ROBERT C							
GRANTEE: FREQ PROGRESS LLC							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2010] W19 USP=[YR=2010] N5 W12 S10 E12 N5 \$ S5 W16 S53 E8 FOP=[YR=2010] S8 E7 N1 FGR=[YR=2010] E20 N40 W11 S18 W10 S22 E1\$ W1 N7 W6 \$ E6 N15 E10 N18 E11 N25\$ PTR= E20 FUS=[YR=2010] E35 S27 W15 N1 W20 N13 STR=[YR=2010] N7 E10 S7 W10\$ E10 N7 W10 N6\$ W20 \$.														