

LOT 243
IN OR 2536/648
HICKORY VILLAGE #2 PB 7/120

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

2024

42-2N-27-435H-0243-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

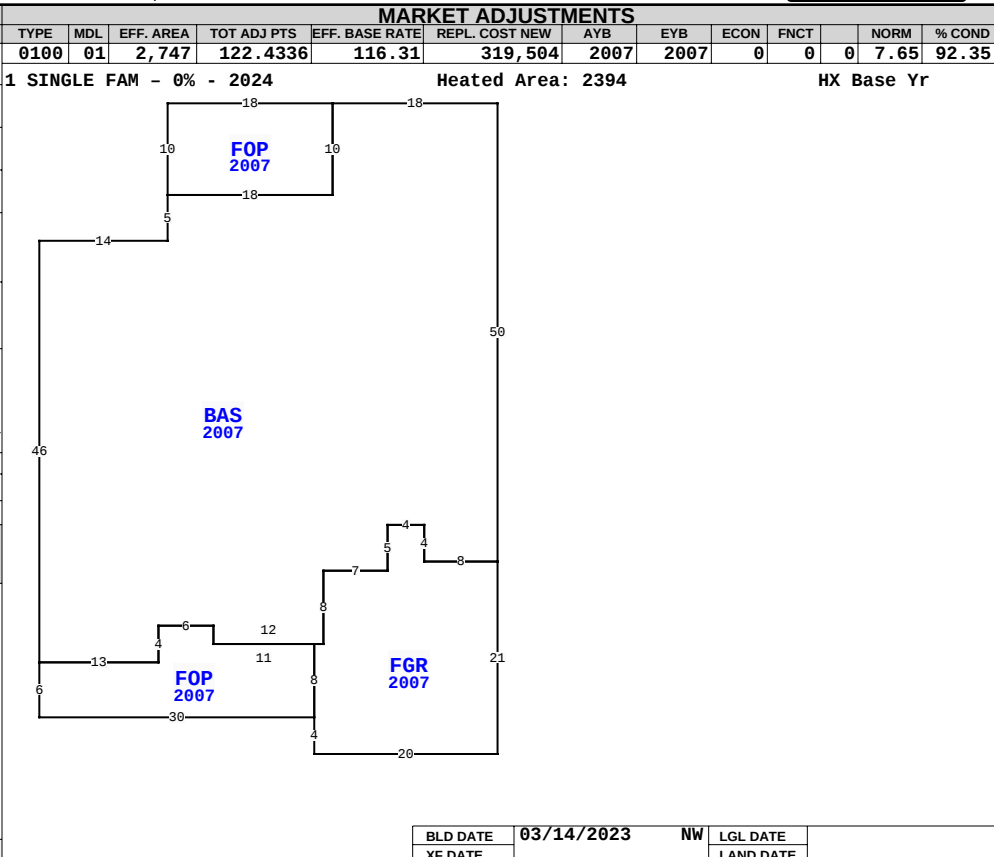
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4047.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,394	100	2,394	257,145
FGR	420	55	231	24,813
FOP	180	30	54	5,801
FOP	226	30	68	7,304
TOTALS	3,220		2,747	295,062

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	0	0	0	655.00	SF	5.20	5.20	
3	0855	CONC PAVER	0	0	20	3	60.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0		RSF-2	0.00	0.00	1.00	LT	1.00

REVIEW DATE 05/12/2019 BY KBA



86161 SAND HICKORY TRL, YULEE	BLD DATE 03/14/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
6,710											

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

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY	STANDARD										
Tax Group: 4	Tax Dist:										
BUILDING MARKET VALUE	295,062										
TOTAL MARKET OB/XF VALUE	6,710										
TOTAL LAND VALUE - MARKET	55,000										
TOTAL MARKET VALUE	356,772										
SOH/AGL Deduction	0										
ASSESSED VALUE	356,772										
TOTAL EXEMPTION VALUE	0										
BASE TAXABLE VALUE	356,772										
TOTAL JUST VALUE	356,772										
NCON VALUE	0										
INCOME VALUE	0										
PREVIOUS YEAR MKT VALUE	343,626										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13280	MECH OTHER	0	09/01/2007
E19762	ELEC OTHER	2,000	08/01/2007
C19894	CO ISSUED	0	05/01/2007
B19894	NEW CONSTR	209,814	05/01/2007
P12373	OTHER	0	05/01/2007
R10355	REPAIR/RRF	5,000	05/01/2007

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							
2544/0173	3/01/2022	WD	U	I	37	397,900	
GRANTOR: SMITH PATRICK S							
GRANTEE: ZILLOW HOMES PROPER							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2007] W18 FOP=[YR=2007] W18 S10 E18 N10\$ S10 W18 S5 W14 S46 FOP=[YR=2007] S6 E30 FGR=[YR=2007] S4 E20 N21 W8 N4 W4 S5 W7 S8 W1 S8\$ N8 W11 N2 W6 S4 W13\$ E13 N4 E6 S2 E12 N8 E7 N5 E4 S4 E8 N50\$.											

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