LOT 15
BUCKHEAD SUB PB 6/135-136

PAGAYA SMARTRESI F1 FUND
6101 BAKER ROAD STE 200
MINNETONKA, MN 55345

2025

01-1S-24-018B-0015-0000

BUILDING CHARACTERISTICS

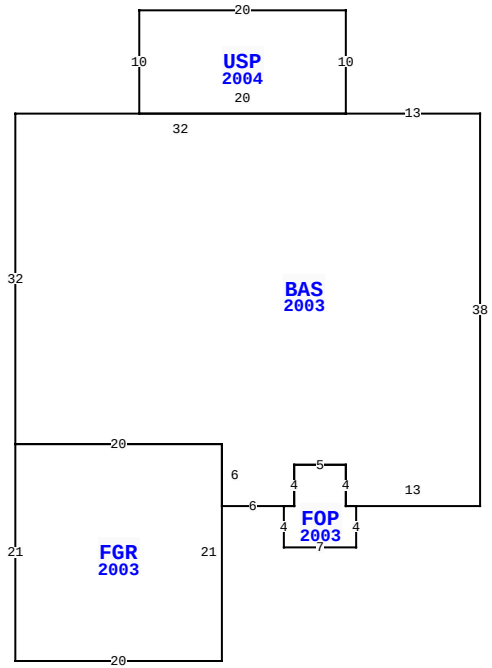
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,570	100	2003	1,570	179,062
FGR	420	55	2003	231	26,346
FOP	48	30	2003	14	1,597
USP	200	30	2004	60	6,843
TOTALS	2,238			1,875	213,848

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,875	123.9700	123.97	232,444	2003	2008	0	0	0	8.00	92.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1570 HX Base Yr



20007 DEER RUN TRL, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	213,848
TOTAL MARKET OB/XF VALUE	5,710
TOTAL LAND VALUE - MARKET	27,000
TOTAL MARKET VALUE	246,558
SOH/AGL Deduction	0
ASSESSED VALUE	246,558
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	246,558
TOTAL JUST VALUE	246,558
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	246,123

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007564	REPAIR/RRF	8,525	12/01/2017
B0412987	ADDITION	2,400	01/06/2004
AP363490	NEW CONSTR	118,707	01/05/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2551/0636	3/28/2022	WD	Q	I	01	285,000
GRANTOR: PAYNE GUY JEFFERSON						
GRANTEE: PAGAYA SMARTESI F1						
1585/0024	9/15/2008	WD	Q	I		175,000
GRANTOR: SANTOS BRIGITTE R						
GRANTEE: PAYNE GUY JEFFERSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W13 USP=[YR=2004] N10 W20 S10 E20$ W32 S32 FGR=[YR=2003] S21 E20 N21 W20$ E20 S6 E6 FOP=[YR=2003] S4 E7 N4 W1 N4 W5 S4 W1$ E1 N4 E5 S4 E13 N38$.

EXTRA FEATURES

LN	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	0811	CONCRETE B	0	0	0	0	625.00	SF	5.20	5.20	100	2003	2003	3	82	2,665	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 5,710

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	RES	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	27,000.00	27,000.00	27,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 07/30/2025 BY SYS