LOT 105
IN OR 2498/1199
LUMBER CREEK #1 PB 7/295 N/K/A

PAGAYA SMARTRESI F1 FUND PROP OWNER III LLC
90 PARK AVE 31ST FLOOR
NEW YORK, NY 10016

2025

09-2N-27-1290-0105-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

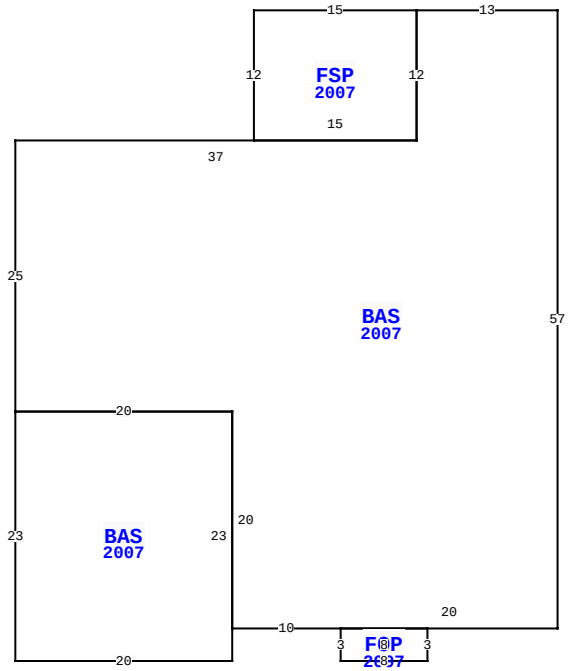
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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 04
NEIGHBORHOOD/LOC	4073.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	460	100	2007	460	50,171
BAS	2,006	100	2007	2,006	218,788
FOP	24	30	2007	7	764
FSP	180	40	2007	72	7,853
TOTALS	2,670			2,545	277,576

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,545	118.6800	118.68	302,041	2007	2007	0	0	0	8.10	91.90

1 SINGLE FAM – 0% - 0 Heated Area: 2466 HX Base Yr



77318 LUMBER CREEK BLVD, YULEE

BLD DATE	06/02/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	277,576
TOTAL MARKET OB/XF VALUE	3,246
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	330,822
SOH/AGL Deduction	0
ASSESSED VALUE	330,822
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	330,822
TOTAL JUST VALUE	330,822
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	318,424

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0719957	CO ISSUED	0	12/23/2014
B19957	NEW CONSTR	169,026	05/23/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2498/1199	9/16/2021	WD	U	I	30	296,400
GRANTOR: PAGAYA SMARTRESI F1 F						
GRANTEE: PAGAYA SMARTRESI F1						
2474/1116	6/22/2021	WD	U	I	12	295,000
GRANTOR: WEATHERLY GLEN V & TA						
GRANTEE: PAGAYA SMARTRESI F1						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W13 FSP=[YR=2007] W15 S12 E15 N12$ S12 W37 S25 BAS=[YR=2007] S23 E20 N23 W20$ E20 S20 E10 FOP=[YR=2007] S3 E8 N3 W8$ E20 N57$.

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	0810	CONCRETE A	0	0	0	0	574.00	SF	6.50	6.50	100	2007	2007	3	87	3,246	

LAND DESCRIPTION

TOTAL OB/XF 3,246

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 06/23/2020 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS