LOT 2
LUMBER CREEK PUD-PHASE 2
PBK 8/217

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

2025

09-2N-27-1291-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 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

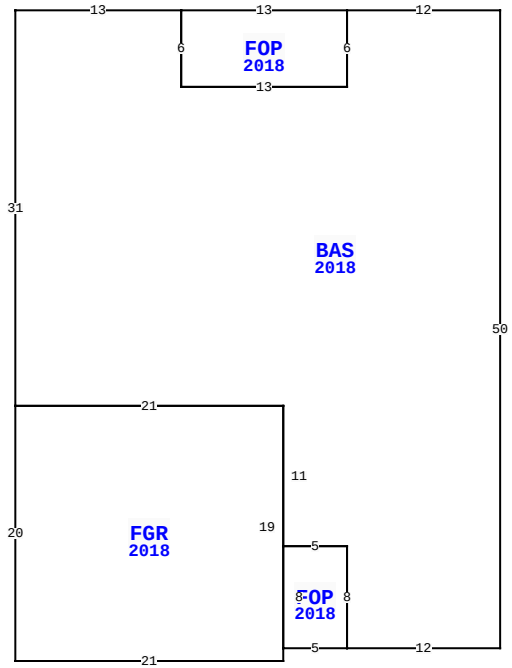
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,383	100	2018	1,383	161,744
FGR	420	55	2018	231	27,015
FOP	40	30	2018	12	1,403
FOP	78	30	2018	23	2,690
TOTALS	1,921			1,649	192,853

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,649	119.9520	119.95	197,798	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 0% - 2025 Heated Area: 1383 HX Base Yr



77841 LUMBER CREEK BLVD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	192,853
TOTAL MARKET OB/XF VALUE	3,213
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	246,066
SOH/AGL Deduction	0
ASSESSED VALUE	246,066
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	246,066
TOTAL JUST VALUE	246,066
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	237,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007285	CO ISSUED	0	07/18/2018
18003740	NEW CONSTR	184,212	04/12/2018

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: FREO PROGRESS LLC						
GRANTEE: PROGRESS RESIDENTIA						
2663/1492	8/24/2023	WD	Q	I	01	273,000
GRANTOR: GAMMON JULIE A & EARL						
GRANTEE: FREO PROGRESS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W12 FOP=[YR=2018] W13 S6 E13 N6$ S6 W13 N6 W13 S31 FGR=[YR=2018] S20 E21 N1 FOP=[YR=2018] E5 N8 W5 S8$ N19 W21$ E21 S11 E5 S8 E12 N50$.

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	637.00	SF	5.20	5.20	100	2018	2018	3	97	3,213	

LAND DESCRIPTION

TOTAL OB/XF 3,213

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 04/17/2019 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS