LOT 124
RIVER GLEN #1 PB 7/263

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

2025

11-2N-26-1830-0124-0000

BUILDING CHARACTERISTICS

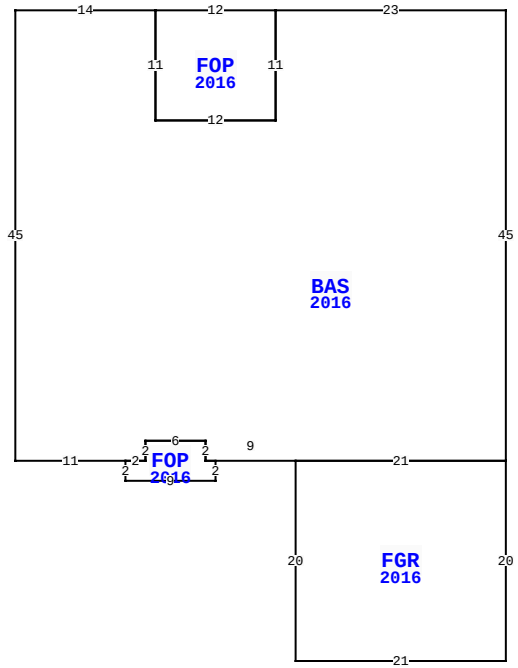
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,061	100	2016	2,061	218,469
FGR	420	55	2016	231	24,487
FOP	30	30	2016	9	954
FOP	132	30	2016	40	4,240
TOTALS	2,643			2,341	248,149

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,341	109.9560	109.96	257,416	2016	2016	0	0	0	3.60	96.40

1 SINGLE FAM – 0% - 2023 Heated Area: 2061 HX Base Yr



75094 FERN CREEK DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	248,149
TOTAL MARKET OB/XF VALUE	4,847
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	307,996
SOH/AGL Deduction	0
ASSESSED VALUE	307,996
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	307,996
TOTAL JUST VALUE	307,996
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	296,858

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632075	CO ISSUED	0	08/12/2016
B1632075	NEW CONSTR	254,622	04/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2598/1807	9/29/2022	WD	U	I	11	100
GRANTOR: SFR V TRANCHE 3 BORRO						
GRANTEE: PROGRESS RESIDENTIA						
2557/1623	2/10/2022	SW	U	I	11	100
GRANTOR: ZILLOW HOMES PROPERTY						
GRANTEE: SFR V TRANCHE 3 BOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016;ORIG=0,0] W23 S11 W12 N11 W14 S45 E11 E2 N2 E6 S2 E9 E21 N45 $
FGR=[YR=2016;ORIG=-21,45] S20 E21 N20 W21 $
FOP=[YR=2016;ORIG=-23,0] W12 S11 E12 N11 $
FOP=[YR=2016;ORIG=-38,45] S2 E9 N2 W1 N2 W6 S2 W2 $
.

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	785.00	SF	6.50	6.50	100	2016	2016	3	95	4,847	

LAND DESCRIPTION

TOTAL OB/XF 4,847

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	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS