

LOT 105
TIMBER CREEK PLANTATION #1
PB 6/394

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

2025

11-2N-26-2050-0105-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	05
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NEIGHBORHOOD/LOC	5005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,392	100	2005	1,392	128,483
FGR	360	55	2005	198	18,276
FOP	48	30	2005	14	1,292
FUS	1,200	100	2005	1,200	110,761
USP	240	30	2006	72	6,645
TOTALS	3,240			2,876	265,457

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0811	CONCRETE B	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
			0 0	0 0	659.00	SF	5.20	5.20	100	2005	2005	3	84	2,879	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,876	101.9900	101.99	293,323	2005	2005	0	0	0	9.50	90.50	
1 SINGLE FAM - 0% - 2025													
Heated Area: 2592													
HX Base Yr													

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
76243 LONG LEAF LOOP, YULEE			

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		265,457	
TOTAL MARKET OB/XF VALUE		2,879	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		323,336	
SOH/AGL Deduction		0	
ASSESSED VALUE		323,336	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		323,336	
TOTAL JUST VALUE		323,336	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		311,524	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R0507120	REPAIR/RRF	8,000	02/01/2005
E0514242	ELEC OTHER	2,000	02/01/2005
M0509175	MECH OTHER	0	02/01/2005
B0514417	NEW CONSTR	158,181	02/01/2005
P0508950	OTHER	0	02/01/2005

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: FREQ PROGRESS LLC							
GRANTEE: PROGRESS RESIDENTIA							
2628/0092	3/27/2023	WD	Q	I	01	335,000	
GRANTOR: OPENDOOR PROPERTY TRU							
GRANTEE: FREQ PROGRESS LLC							

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2005] W4 USP=[YR=2006] N10 W24 S10 E24\$ W26 S40 FGR=[YR=2005] S20 E18 FOP=[YR=2005] E12 N4 W12 S4\$ N20 W18 \$ E18 S16 E12 N56\$ PTR=E15 FUS=[YR=2005] E30 S40 W30 N40\$ W15\$.															

TOTAL OB/XF															
2,879															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000100	C	RES	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00