LOT 38
BEACHWAY @ NASSAU LAKE #1B
PB 6/303

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

2025

27-2N-28-014B-0038-0000

BUILDING CHARACTERISTICS

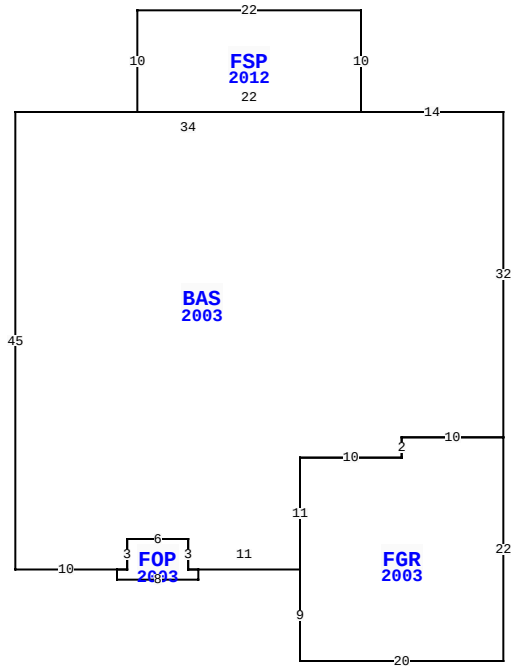
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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 04
NEIGHBORHOOD/LOC	4057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,902	100	2003	1,902	233,640
FGR	420	55	2003	231	28,376
FOP	26	30	2003	8	983
FSP	220	40	2012	88	10,810
TOTALS	2,568			2,229	273,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,229	103.7820	136.99	305,351	2003	2003	0	0	0	10.33	89.67

1 SNGL FAM – 0% - 2025 Heated Area: 1902 HX Base Yr



96017 WATERWAY CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	273,808
TOTAL MARKET OB/XF VALUE	6,136
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	364,944
SOH/AGL Deduction	0
ASSESSED VALUE	364,944
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	364,944
TOTAL JUST VALUE	364,944
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	341,952

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310878	NEW CONSTR	142,211	01/01/2003

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						
2628/0535	3/29/2023	WD	Q	I	01	320,000
GRANTOR: PARLAND ANNA						
GRANTEE: FREO PROGRESS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W14 FSP=[YR=2012] N10 W22 S10 E22$ W34 S45 E10
FOP=[YR=2003] S1 E8 N1 W1 N3 W6 S3 W1$ E1 N3 E6 S3 E11
FGR=[YR=2003] S9 E20 N22 W10 S2 W10 S11$ N11 E10 N2 E10 N32$
.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0811	CONCRETE B	0	0	0	0	733.00	SF	5.20	5.20	100	2003	2003	3	82	3,126	

LAND DESCRIPTION

TOTAL OB/XF 6,136

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	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS