LOT 10
BRANCH CREEK PB 7/343

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

2025

32-2N-25-019B-0010-0000

BUILDING CHARACTERISTICS

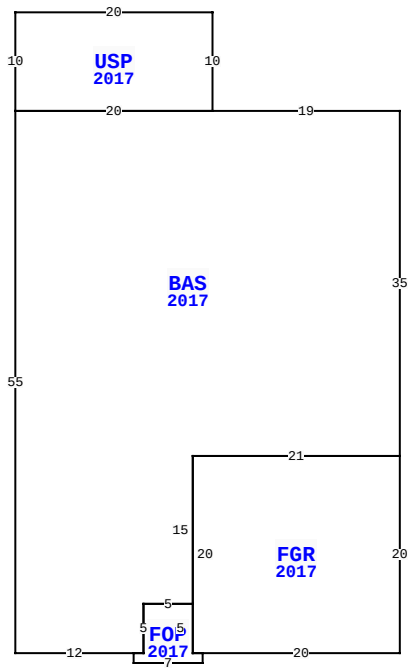
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,700	100	2017	1,700	216,598
FGR	420	55	2017	231	29,432
FOP	32	30	2017	10	1,274
USP	200	30	2017	60	7,644
TOTALS	2,352			2,001	254,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,001	101.8710	134.47	269,074	2017	2017	0	0	0	5.25	94.75

1 SNGL FAM – 0% - 2024 Heated Area: 1700 HX Base Yr



45089 WEAVER CIR, CALLAHAN

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: 1	Tax Dist:
BUILDING MARKET VALUE	254,948
TOTAL MARKET OB/XF VALUE	4,561
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	299,509
SOH/AGL Deduction	0
ASSESSED VALUE	299,509
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	299,509
TOTAL JUST VALUE	299,509
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	301,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B4102	NEW CONSTR	0	01/02/2017
B13820	NEW CONSTR	74,702	11/22/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2621/0995	2/23/2023	WD	U	I	11	100
GRANTOR: P5 2021-2 BORROWER LL						
GRANTEE: PROGRESS RESIDENTIA						
2548/1636	3/15/2022	SW	Q	I	05	714,500
GRANTOR: ZILLOW HOMES PROPERTY						
GRANTEE: P5 2021-2 BORROWER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W19 USP=[YR=2017] N10 W20 S10 E20$ W20 S55 E12 FOP=[YR=2017] S1 E7 N1 FGR=[YR=2017] E20 N20 W21 S20 E1$ W1 N5 W5 S5 W1$ E1 N5 E5 N15 E21 N35$.

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	731.00	SF	6.50	6.50	100	2017	2017	3	96	4,561	

LAND DESCRIPTION

TOTAL OB/XF 4,561

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	0003	RL	0.00	0.00	1.00	UT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 03/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS