

LOT 243
IN OR 2536/648
HICKORY VILLAGE #2 PB 7/120

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

2025

42-2N-27-435H-0243-0000



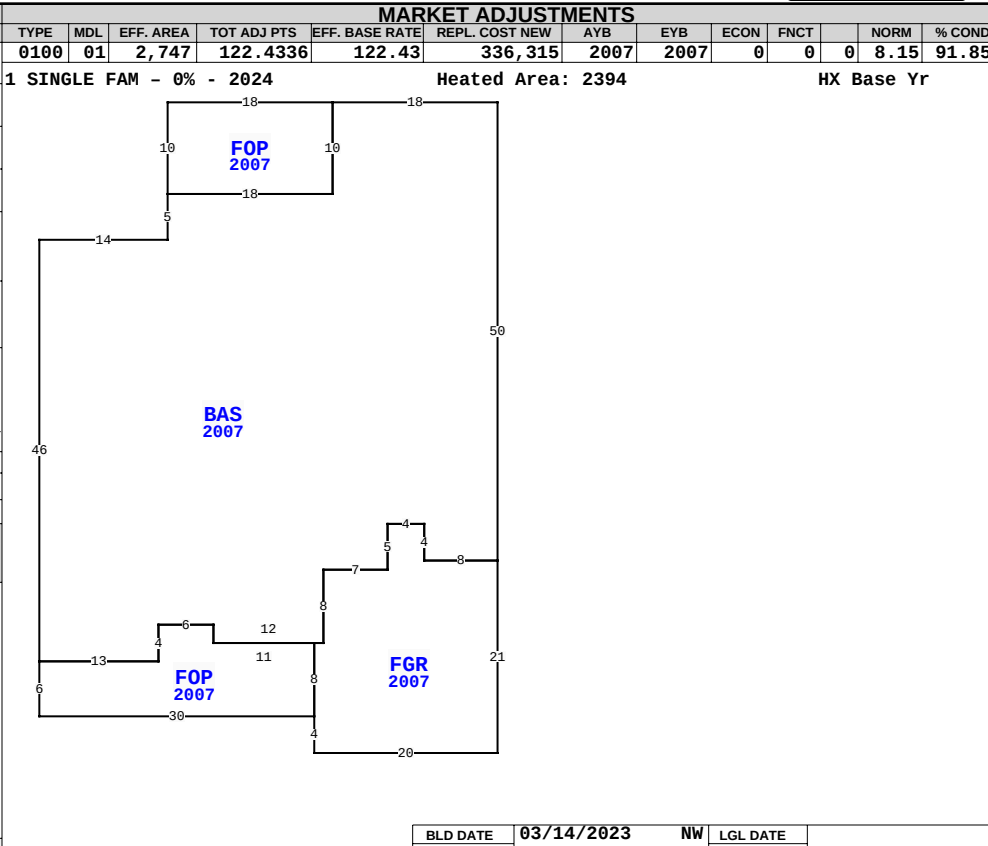
BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 60
Interior Floo	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	06 Quality Level 06
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
NEIGHBORHOOD/LOC	4047.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,394	100	2007	2,394	269,210
FGR	420	55	2007	231	25,976
FOP	180	30	2007	54	6,072
FOP	226	30	2007	68	7,647
TOTALS	3,220			2,747	308,905

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	0	0	0	655.00	SF	5.20
3	0855	CONC PAVER	0	0	20	3	60.00	SF	10.00



86161 SAND HICKORY TRL, YULEE				XF DATE					LAND DATE	
				INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	
655.00	SF	5.20	5.20	100	2007	2007	3	87	2,963	
60.00	SF	10.00	10.00	100	2007	2007	3	87	522	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			308,905
TOTAL MARKET OB/XF VALUE			6,635
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			370,540
SOH/AGL Deduction			0
ASSESSED VALUE			370,540
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			370,540
TOTAL JUST VALUE			370,540
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			356,772

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13280	MECH OTHER	0	09/01/2007
E19762	ELEC OTHER	2,000	08/01/2007
C19894	C0 ISSUED	0	05/01/2007
B19894	NEW CONSTR	209,814	05/01/2007
P12373	OTHER	0	05/01/2007
R10355	REPAIR/RRF	5,000	05/01/2007

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						
2544/0173	3/01/2022	WD	U	I	37	397,900
GRANTOR: SMITH PATRICK S						
GRANTEE: ZILLOW HOMES PROPER						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W18 FOP=[YR=2007] W18 S10 E18 N10\$ S10 W18 S5 W14 S46 FOP=[YR=2007] S6 E30 FGR=[YR=2007] S4 E20 N21 W8 N4 W4 S5 W7 S8 W1 S8\$ N8 W11 N2 W6 S4 W13\$ E13 N4 E6 S2 E12 N8 E7 N5 E4 S4 E8 N50\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		RSF-2	0.00	0.00	1.00
TOTAL OB/XF 6,635									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000		