LOT 17
AMHURST OAKS PB 7/180

PROGRESS RESIDENTIAL BORROWER 25 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

2025

51-2N-25-015A-0017-0000

BUILDING CHARACTERISTICS

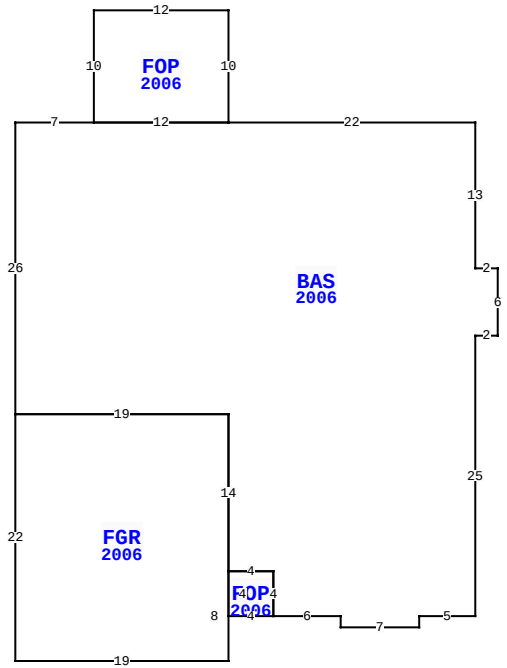
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,465	100	2006	1,465	171,152
FGR	418	55	2006	230	26,871
FOP	16	30	2006	5	584
FOP	120	30	2006	36	4,206
TOTALS	2,019			1,736	202,813

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,736	127.8200	127.82	221,896	2006	2006	0	0	0	8.60	91.40

1 SINGLE FAM – 0% - 2025 Heated Area: 1465 HX Base Yr



45098 AMHURST OAKS DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	202,813
TOTAL MARKET OB/XF VALUE	3,309
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	246,122
SOH/AGL Deduction	0
ASSESSED VALUE	246,122
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	246,122
TOTAL JUST VALUE	246,122
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	237,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2913	NEW CONSTR	109,194	05/02/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2706/219	4/11/2024	SW	U	I	11	100
GRANTOR: SFR INVESTMENTS V BOR						
GRANTEE: PROGRESS RESIDENTIA						
2566/1568	5/26/2022	WD	Q	I	01	320,000
GRANTOR: WATERMAN BRANDON RAY						
GRANTEE: SFR INVESTMENTS V B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W22 FOP=[YR=2006] W12 N10 E12 S10 $ W12 W7 S26 FGR=[YR=2006] S22 E19 N8 N14 W19 $ E19 S14 FOP=[YR=2006] E4 S4 W4 N4 $ E4 S4 E6 S1 E7 N1 E5 N25 E2 N6 W2 N13$.

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	0811	CONCRETE B	0	0	0	0	740.00	SF	5.20	5.20	100	2006	2006	3	86	3,309	

LAND DESCRIPTION

TOTAL OB/XF 3,309

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	0006	RL	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 01/06/2023 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS