LOT 90
TIMBER CREEK PLANTATION #2
PB 7/165

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

2026

11-2N-26-2051-0090-0000

BUILDING CHARACTERISTICS

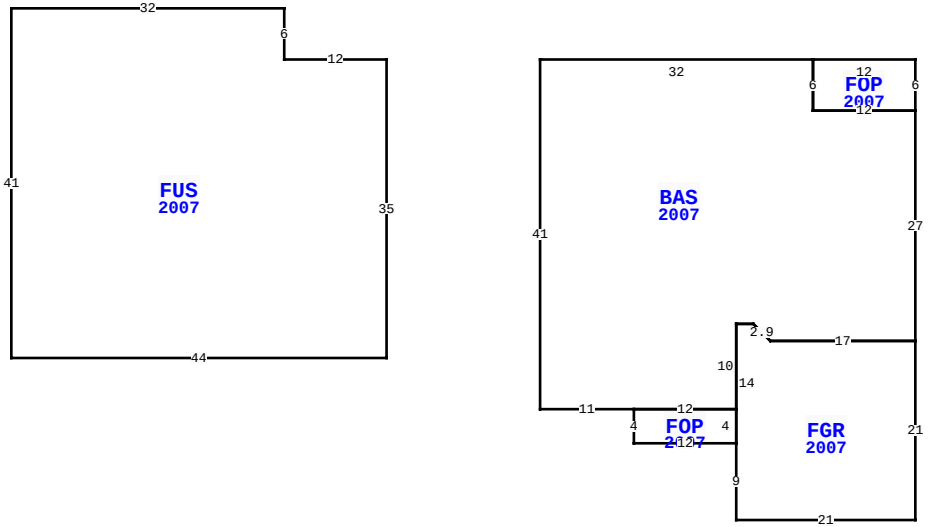
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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
NEIGHBORHOOD/LOC	5005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,558	100	2007	1,558	146,031
FGR	447	55	2007	246	23,058
FOP	48	30	2007	14	1,312
FOP	72	30	2007	22	2,062
FUS	1,732	100	2007	1,732	162,340
TOTALS	3,857			3,572	334,804

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,572	98.1000	103.00	367,916	2007	2007	0	0	0	9.00	91.00

1 SINGLE FAM 0% - 2024 Heated Area: 3290 HX Base Yr



BLD DATE	09/25/2007 JM	LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

75047 BROOKWOOD DR, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	334,804
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	388,804
SOH/AGL Deduction	0
ASSESSED VALUE	388,804
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	388,804
TOTAL JUST VALUE	388,804
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	378,704

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18355	ELEC OTHER	1,500	11/01/2006
M12242	MECH OTHER	0	11/01/2006
P11625	OTHER	0	10/01/2006
C18572	CO ISSUED	0	09/01/2006
R09756	REPAIR/RRF	2,000	09/01/2006
B18572	NEW CONSTR	250,338	09/01/2006

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

FOP=[YR=2007] W12 BAS=[YR=2007] W32 S41 E11 FOP=[YR=2007] S4 E12 FGR=[YR=2007] S9 E21 N21 W17 U2 L2 W2 S14$ N4 W12$ E12 N10 E2 R2 D2 E17 N27 W12 N6$ S6 E12 N6$ PTR=W62 FUS=[YR=2007] W12 N6 W32 S41 E44 N35$ E62$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	54,000.00	54,000.00	54,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS