LOT 167
TIMBER CREEK PLANTATION #3
PB 7/302

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

2026

11-2N-26-2052-0167-0000

BUILDING CHARACTERISTICS

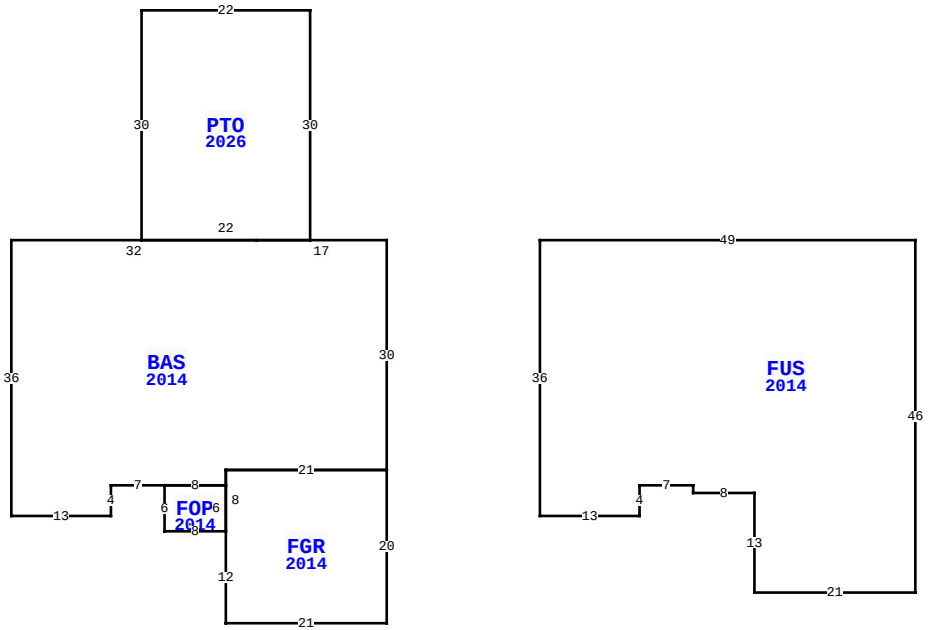
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	1,578	100	2014	1,578	148,030
FGR	420	55	2014	231	21,669
FOP	48	30	2014	14	1,313
FUS	1,922	100	2014	1,922	180,301
PTO	660	5	2026	33	3,096
TOTALS	4,628			3,778	354,409

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,778	94.1400	98.85	373,455	2014	2014	0	0	0	5.10	94.90

1 SINGLE FAM 0% - 2023 Heated Area: 3500 HX Base Yr



76925 TIMBERCREEK BLVD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 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	354,409
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	408,409
SOH/AGL Deduction	0
ASSESSED VALUE	408,409
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	408,409
TOTAL JUST VALUE	408,409
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	397,112

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428636	CO ISSUED	0	08/11/2014
B1428636	NEW CONSTR	391,225	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2598/1807	9/29/2022	WD	U	I	11	100
GRANTOR: SFR V TRANCHE 3 BORRO						
GRANTEE: PROGRESS RESIDENTIA						
2557/1623	2/10/2022	SW	U	I	11	100
GRANTOR: ZILLOW HOMES PROPERTY						
GRANTEE: SFR V TRANCHE 3 BOR						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2014;ORIG=20,0] E49 S46 W21 N13 W8 N1 W7 S4 W13 N36 $
BAS=[YR=2014;ORIG=0,0] W17 W32 S36 E13 N4 E7 E8 N2 E21 N30 $
FGR=[YR=2014;ORIG=-21,38] S12 E21 N20 W21 S8 $
FOP=[YR=2014;ORIG=-29,32] S6 E8 N6 W8 $
PTO=[YR=2026;ORIG=-32,-30] E22 S30 W22 N30 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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