LOT 1
TIMBERLAKE PHASE 1 PBK 8/95

PROGRESS RESIDENTIAL BORROWER 16 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

2026

29-2N-28-0100-0001-0000

BUILDING CHARACTERISTICS

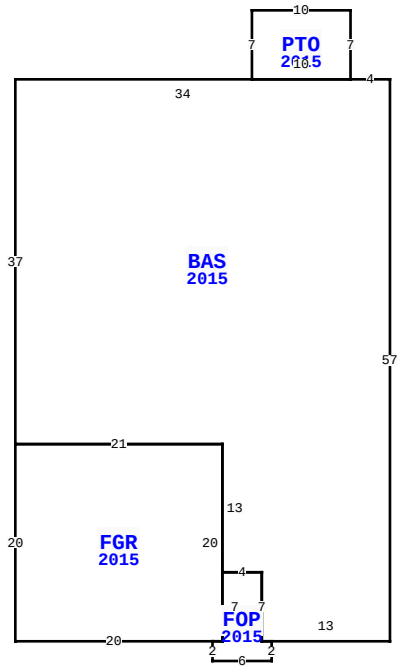
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4144.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,718	100	2015	1,718	180,476
FGR	420	55	2015	231	24,267
FOP	40	30	2015	12	1,261
PTO	70	5	2015	4	420
TOTALS	2,248			1,965	206,423

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,965	104.7620	110.00	216,150	2015	2015	0	0	0	4.50	95.50

1 SINGLE FAM 0% - 2026 Heated Area: 1718 HX Base Yr



95012 TIMBERLAKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	206,423
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	291,423
SOH/AGL Deduction	0
ASSESSED VALUE	291,423
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	291,423
TOTAL JUST VALUE	291,423
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	285,682

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531031	CO ISSUED	0	12/04/2015
B1531031	NEW CONSTR	212,191	08/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2808/1029	8/08/2025	SW	U	I	11	100
GRANTOR: PROGRESS JACKSONVILLE						
GRANTEE: PROGRESS RESIDENTIA						
2626/1711	3/21/2023	WD	Q	I	01	340,000
GRANTOR: HYATT MARK W & CHERYL						
GRANTEE: PROGRESS JACKSONVIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W4 PTO=[YR=2015] N7 W10 S7 E10$ W34 S37
FGR=[YR=2015] S20 E20 FOP=[YR=2015] S2 E6 N2 W1 N7 W4 S7 W1$
E1 N20 W21$ E21 S13 E4 S7 E13 N57$.

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS