

**PROGRESS RESIDENTIAL BORROWER 14 LLC**  
PO BOX 4090  
SCOTTSDALE, AZ 85261

**29-2N-28-0100-0097-0000**

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

10

ABOVE AVG 70

Exterior Wall

05

AVERAGE 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

07

CORK/VTILE 30

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

4

100

Bathrooms

2

100

Frame Stories

02

WOOD FRAME 100

Units

1.

1. 100

Occupancy

00

NONE 100

Quality

03

Quality Level 03

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

04

NEIGHBORHOOD/LOC

4144.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,705

100

2017

1,705

184,704

FGR

400

55

2017

220

23,833

FOP

20

30

2017

6

650

PTO

70

5

2017

4

433

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

1,935

106.9180

112.26

217,223

2017

2017

0

0

0

3.50

96.50

1 SINGLE FAM

0% - 2025

Heated Area: 1705

HX Base Yr

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/23/2025

MLU

EXTRA FEATURES

95339 MISTWOOD CT, FERNANDINA BEACH

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

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

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

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

05/31/2024

BY

KBA

Total Acres: 0.00

Total Land Value: 85,000

Market: 0

Agricultural: 0

Common: 85,000

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

209,620

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

85,000

TOTAL MARKET VALUE

294,620

SOH/AGL Deduction

0

ASSESSED VALUE

294,620

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

294,620

TOTAL JUST VALUE

294,620

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

288,508

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2725/1348

7/09/2024

SW U

I

11

100

GRANTOR: PROPERTY OWNER 13 LLC

GRANTEE: PROGRESS RESIDENTIA

2662/241

8/17/2023

WD Q

I

01

340,000

GRANTOR: BRAGG WILLIAM P JR &

GRANTEE: PROPERTY OWNER 13 L

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2017] W10 S7 BAS=[YR=2017] W29 S35 FGR=[YR=2017] S20 E20 N4 FOP=[YR=2017] E5 N4 W5 S4\$ N16 W20\$ E20 S12 E5 S8 E14 N55 W10\$ E10 N7\$.