LOT 145
TIMBERLAKE PHASE 1 PBK 8/95

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

2026

29-2N-28-0100-0145-0000

BUILDING CHARACTERISTICS

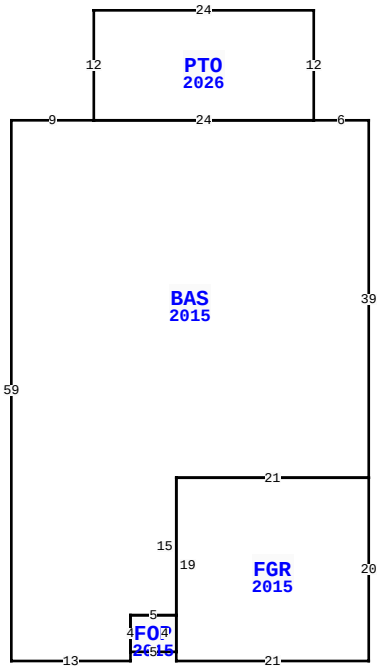
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,856	100	2015	1,856	196,666
FGR	420	55	2015	231	24,477
FOP	20	30	2015	6	636
PTO	288	5	2026	14	1,484
TOTALS	2,584			2,107	223,263

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,107	105.8400	111.13	234,151	2015	2015	0	0	0	4.65	95.35

1 SINGLE FAM 0% - 2023 Heated Area: 1856 HX Base Yr



95124 TURNSTONE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025 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	223,263
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	308,263
SOH/AGL Deduction	0
ASSESSED VALUE	308,263
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	308,263
TOTAL JUST VALUE	308,263
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	301,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529955	CO ISSUED	0	05/27/2015
B1529955	NEW CONSTR	225,585	02/01/2015

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

BAS=[YR=2015;ORIG=0,0] W6 W24 W9 S59 E13 N1 N4 E5 N15 E21 N39 $
FGR=[YR=2015;ORIG=-21,58] S1 E21 N20 W21 S19 $
FOP=[YR=2015;ORIG=-26,58] E5 N4 W5 S4 $
PTO=[YR=2026;ORIG=-30,0] E24 N12 W24 S12 $
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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	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