LOT 469
HERON ISLES PHASE TWO C-3
PBK 8/180

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

2026

37-3N-28-0741-0469-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

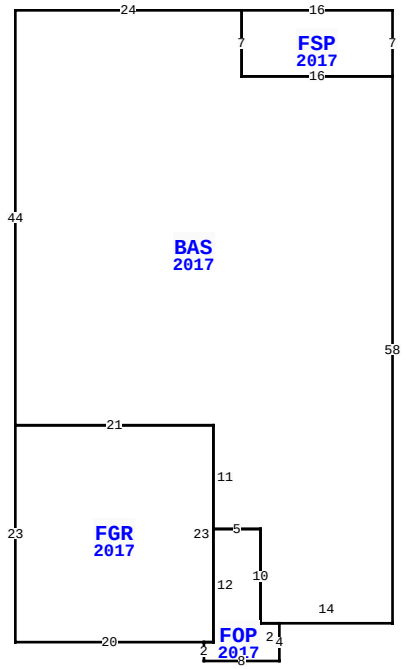
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,997	100	2017	1,997	229,036
FGR	483	55	2017	266	30,508
FOP	80	30	2017	24	2,752
FSP	112	40	2017	45	5,161
TOTALS	2,672			2,332	267,457

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,332	113.1900	118.85	277,158	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM 0% - 2023 Heated Area: 1997 HX Base Yr



97548 ALBATROSS DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 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	267,457
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	332,457
SOH/AGL Deduction	0
ASSESSED VALUE	332,457
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	332,457
TOTAL JUST VALUE	332,457
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	329,493

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1708298	CO ISSUED	0	12/27/2017
B1708298	NEW CONSTR	253,832	09/20/2017

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

FSP=[YR=2017] W16 BAS=[YR=2017] W24 S44 FGR=[YR=2017] S23 E20FOP=[YR=2017] S2 E8 N4 W2 N10 W5 S12 W1$ E1 N23 W21$ E21 S11 E5 S10 E14 N58 W16 N7$ S7 E16 N7$.

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	65,000.00	65,000.00	65,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS