LOT 2-33
THE HIDEAWAY #2 PB 7/233

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

2026

42-2N-27-4370-0002-0330

NASSAU COUNTY PROPERTY

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	14	CARPET 70
Interior Floo	11	CLAY TILE 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	04	Quality Level 04

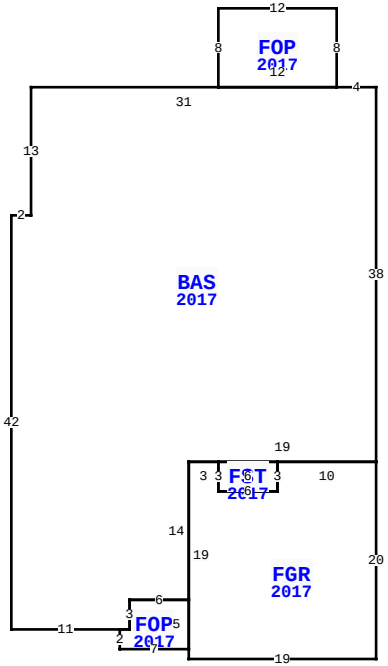
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,668	100	2017	1,668	196,342
FGR	362	55	2017	199	23,424
FOP	32	30	2017	10	1,177
FOP	96	30	2017	29	3,413
FST	18	55	2017	10	1,177
TOTALS	2,176			1,916	225,534

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,916	116.1741	121.98	233,714	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM 0% - 2026 Heated Area: 1668 HX Base Yr



BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE		LAND DATE	03/27/2026 MLU
INC DATE		AG DATE	

86005 SANDS WAY, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	225,534
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	280,534
SOH/AGL Deduction	0
ASSESSED VALUE	280,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	280,534
TOTAL JUST VALUE	280,534
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	288,994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008944	CO ISSUED	0	10/11/2017
17004316	NEW CONSTR	209,674	05/16/2017

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						
2608/0069	12/09/2022	WD	Q	I	01	315,000
GRANTOR: STEWART GREGORY L & N						
GRANTEE: PROGRESS JACKSONVIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W4 FOP=[YR=2017] N8 W12 S8 E12$ W31 S13 W2 S42 E11 FOP=[YR=2017] S2 E7FGR=[YR=2017] S1 E19 N20 W10 FST=[YR=2017] W6 S3 E6 N3$ S3 W6 N3 W3 S19$ N5 W6 S3 W1$ E1 N3 E6 N14 E19 N38$.

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	55,000.00	55,000.00	55,000							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS