LOT 58
J P PAGE SUB PB 3/20

BRIDGE SFR 4 SEED BORROWER LLC
6836 MORRISON BLVD SUITE #320
CHARLOTTE, NC 28211

2026

51-2N-25-4170-0058-0000

BUILDING CHARACTERISTICS

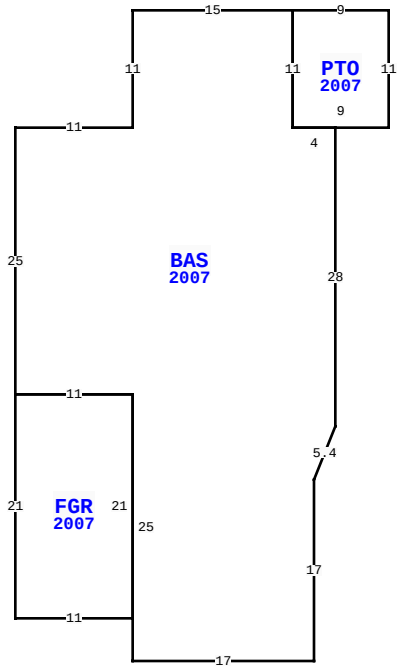
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,351	100	2007	1,351	175,498
FGR	231	55	2007	127	16,497
PTO	99	5	2007	5	650
TOTALS	1,681			1,483	192,645

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,483	135.9507	142.75	211,698	2007	2007	0	0	0	9.00	91.00

1 SINGLE FAM 0% - 2023 Heated Area: 1351 HX Base Yr



45091 LUTHER ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/02/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	192,645
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	25,500
TOTAL MARKET VALUE	218,145
SOH/AGL Deduction	0
ASSESSED VALUE	218,145
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	218,145
TOTAL JUST VALUE	218,145
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	198,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2607/1521	11/18/2022	SW	U	I	11	100
GRANTOR: MNSF T2 SPE LLC						
GRANTEE: BRIDGE SFR IV SEED						
1980/0854	2/26/2015	QC	U	I	11	100
GRANTOR: MNSF JACKSONVILLE 2 L						
GRANTEE: MNSF T2 SPE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2007] W9 BAS=[YR=2007] W15 S11 W11 S25
FGR=[YR=2007] S21 E11 N21 W11$ E11 S25 E17 N17 R2 U5 N28
W4 N11$ S11 E9 N11$.

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	0006	RM	0.00	0.00	1.00	UT		1.00	1.00	1.00	25,500.00	25,500.00	25,500							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 25,500 Market: 0 Agricultural: 0 Common: 25,500 PRINTED 07/09/2026 BY SYS