

SFR JV-2 2022-1 BORROWER LLC
C/O TRICON AMERICAN HOMES LLC, 15771 RED HILL AVE STE 100
TUSTIN, CA 92780

08-2N-27-0232-0013-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1											
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		30		VINYL 80		0100		01		1,615		119.0952		107.48		173,580		2006		2006		0		0		7.60		92.40		VALUATION BY					STANDARD						
Exterior Wall		16		WD FR STUC 20		1		SINGLE FAM - 0%		- 2023		Heated Area: 1343		HX Base Yr																Tax Group: 4					Tax Dist:						
Roof Structur		03		GABLE/HIP 100																										BUILDING MARKET VALUE					160,388						
Roof Cover		03		COMP SHNGL 100																										TOTAL MARKET OB/XF VALUE					3,757						
Interior Wall		05		DRYWALL 100																										TOTAL LAND VALUE - MARKET					50,000						
Interior Floo		13		LVT/LAMNT 80																										TOTAL MARKET VALUE					214,145						
Interior Floo		08		SHT VINYL 20																										SOH/AGL Deduction					0						
Air Condition		03		CENTRAL 100																										ASSESSED VALUE					214,145						
Heating Type		04		AIR DUCTED 100																										TOTAL EXEMPTION VALUE					0						
Bedrooms				3 100																										BASE TAXABLE VALUE					214,145						
Bathrooms				2 100																										TOTAL JUST VALUE					214,145						
Frame		02		WOOD FRAME 100																										NCON VALUE					0						
Stories				1. 100																										INCOME VALUE											
Units				0 100																										PREVIOUS YEAR MKT VALUE					179,457						
Occupancy		00		NONE 100																																					
Quality		04		Quality Level 04																																					
DOR CODE		0100		SINGLE FAMILY																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC		4050.00																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS		1,343		100		1,343		133,376																																	
FGR		450		55		248		24,629																																	
FOP		40		30		12		1,192																																	
PTO		238		5		12		1,192																																	
TOTALS		2,071				1,615		160,388																																	
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											
1		0811		CONCRETE B		0 0		0 0		821.00		SF		5.20		5.20		100		2006		2006		3		88		3,757													
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