LOT 36
CARTESIAN POINTE #3 PB 7/124

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

2023

08-2N-27-0232-0036-0000

NASSAU COUNTY PROPERTY

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 80
Interior Floo	08	SHT VINYL 20
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

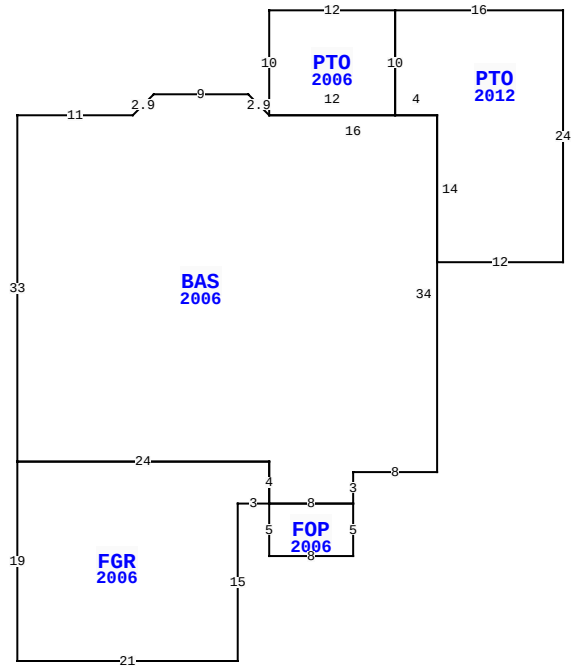
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4050.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,382	100	1,382	137,646
FGR	411	55	226	22,510
FOP	40	30	12	1,195
PTO	120	5	6	598
PTO	328	5	16	1,593
TOTALS	2,281		1,642	163,542

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,642	119.9520	108.26	177,763	2006	2006	0	0	0	8.00	92.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1382 HX Base Yr



86531 CARTESIAN POINTE DR, YULEE

BLD DATE	03/20/2023	NW	LGL DATE	
XF DATE	02/01/2007	JM	LAND DATE	02/01/2007 JM
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	163,542
TOTAL MARKET OB/XF VALUE	3,670
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	217,212
SOH/AGL Deduction	0
ASSESSED VALUE	217,212
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	217,212
TOTAL JUST VALUE	217,212
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	181,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17729	ELEC OTHER	1,500	07/01/2006
M11784	MECH OTHER	0	07/01/2006
C0617927	CO ISSUED	126,324	06/01/2006
B0617927	NEW CONSTR	126,324	06/01/2006
P0611243	OTHER	0	06/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2554/0860	4/07/2022	QC	U	I	11	100
GRANTOR: SFR JV-2 PROPERTY LLC						
GRANTEE: SFR JV-2 2022-1 BOR						
2496/1985	9/09/2021	WD	Q	I	01	256,100
GRANTOR: KALCH BRIAN J & STEPH						
GRANTEE: SFR JV-2 PROPERTY L						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2012] W16 PTO=[YR=2006] W12 S10 BAS=[YR=2006] L2 U2 W9 D2 L2 W11 S33 FGR=[YR=2006] S19 E21 N15 E3 N4 W24$ E24 S4 FOP=[YR=2006] S5 E8 N5 W8$ E8 N3 E8 N34 W16$ E12 N10$ S10 E4 S14 E12 N24$.

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
1	0811	CONCRETE B	0	0	0	0	802.00	SF	5.20	5.20	100	2006	2006	3	88	3,670	

LAND DESCRIPTION

TOTAL OB/XF 3,670

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	SFR	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/15/2018 BY SB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS