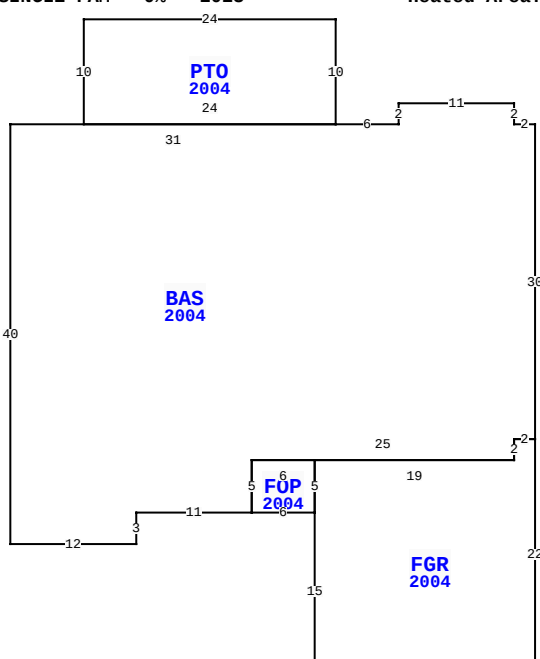


SFR JV-2 2023-1 BORROWER LLC
15771 RED HILL AVE SUITE 100
TUSTIN, CA 92780

2023



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
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 70			0100	01	2,023	111.6465	100.76	203,837	2004	2004		0	0	8.65	91.35	VALUATION BY		STANDARD														
Exterior Wall	16	WD FR STUC 30			1 SINGLE FAM - 0% - 2023										Heated Area: 1769										HX Base Yr									
Roof Structure	03	GABLE/HIP 100																	Tax Group: 4						Tax Dist:									
Roof Cover	03	COMP SHNGL 100																	BUILDING MARKET VALUE						186,205									
Interior Wall	05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE						3,479									
Interior Fld	13	LVT/LAMNT 80																	TOTAL LAND VALUE - MARKET						50,000									
Interior Fld	14	CARPET 20																	TOTAL MARKET VALUE						239,684									
Air Condition	03	CENTRAL 100																	SOH/AGL Deduction						0									
Heating Type	04	AIR DUCTED 100																	ASSESSED VALUE						239,684									
Bedrooms	3	100																	TOTAL EXEMPTION VALUE						0									
Bathrooms	2	100																	BASE TAXABLE VALUE						239,684									
Frame	02	WOOD FRAME 100																	TOTAL JUST VALUE						239,684									
Stories	1.	1. 100			NCON VALUE						0																							
Units	0	100			INCOME VALUE																													
Occupancy	00	NONE 100			PREVIOUS YEAR MKT VALUE						197,688																							
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	1,769	100	1,769	162,826																														
FGR	424	55	233	21,446																														
FOP	30	30	9	829																														
PTO	240	5	12	1,104																														
TOTALS		2,463		2,023	186,205																													
EXTRA FEATURES					86322 AUGUSTUS AVE, YULEE										BLD DATE 03/20/2023 NW LGL DATE																			
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	LAND DATE																	
1	0811	CONCRETE B	0	0	0	0	778.00	SF	5.20		5.20	100	2004	2004	3	86	3,479	AG DATE																
LAND DESCRIPTION					TOTAL OB/XF										3,479																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	000134	C	SFR POND	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 02/16/2018 BY SB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS																																		