LOT 59
CARTESIAN POINTE #1 PB 6/345

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

2023

09-2N-27-0230-0059-0000

BUILDING CHARACTERISTICS

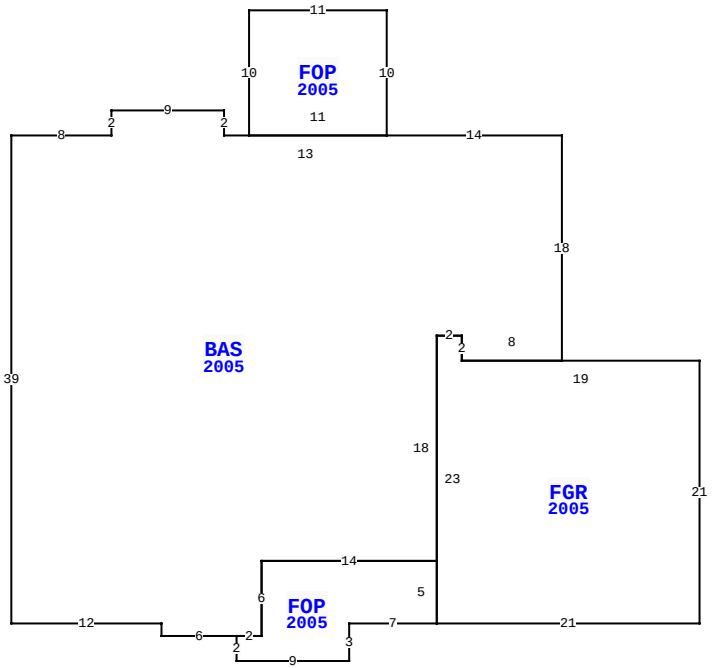
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,458	100	1,458	138,203
FGR	445	55	245	23,223
FOP	95	30	28	2,654
FOP	110	30	33	3,128
TOTALS	2,108		1,764	167,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,764	114.3450	103.20	182,045	2005	2005	0	0	0	8.15	91.85

1 SINGLE FAM – 0% - 2023 Heated Area: 1458 HX Base Yr



86916 CARTESIAN POINTE DR, YULEE

BLD DATE	03/20/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	167,208
TOTAL MARKET OB/XF VALUE	4,099
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	221,307
SOH/AGL Deduction	0
ASSESSED VALUE	221,307
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	221,307
TOTAL JUST VALUE	221,307
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	185,121

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14554	ELEC OTHER	2,000	03/01/2005
B14541	NEW CONSTR	108,837	02/01/2005
P09071	OTHER	0	02/01/2005
B0412221	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2653/610	7/11/2023	SW	U	I	11	100
GRANTOR: SFR JV-2 PROPERTY LLC						
GRANTEE: SFR JV-2 2023-1 BOR						
2582/1548	8/03/2022	WD	U	I	37	323,900
GRANTOR: BECKER DOUGLAS P & SA						
GRANTEE: SFR JV-2 PROPERTY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W14 FOP=[YR=2005] N10 W11 S10 E11$ W13 N2 W9 S2 W8 S39 E12 S1 E6 FOP=[YR=2005] S2 E9 N3 E7 FGR=[YR=2005] E21 N21 W19 N2 W2 S23$ N5 W14 S6 W2$ E2 N6 E14 N18 E2 S2 E8 N18$.

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	906.00	SF	5.20	5.20	100	2005	2005	3	87	4,099	

LAND DESCRIPTION

TOTAL OB/XF 4,099

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 03/15/2018 BY SBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS