LOT 12
CARTESIAN POINTE #2 PB 7/35

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

2023

09-2N-27-0231-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

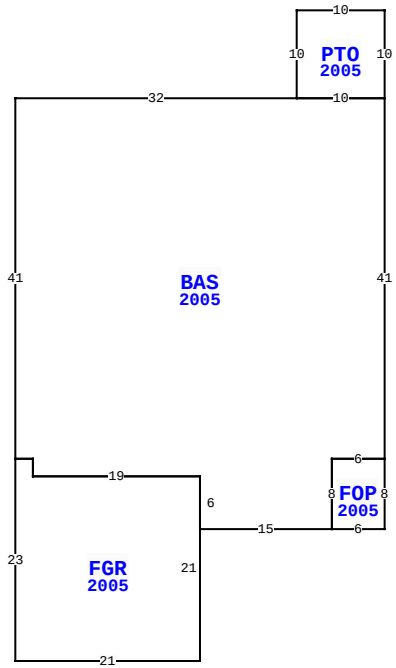
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,880	100	1,880	171,434
FGR	445	55	245	22,342
FOP	48	30	14	1,277
PTO	100	5	5	456
TOTALS	2,473		2,144	195,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,144	110.0001	99.28	212,856	2005	2005	0	0	0	8.15	91.85

1 SINGLE FAM – 0% - 2023 Heated Area: 1880 HX Base Yr



86294 CARTESIAN POINTE DR, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	195,508
TOTAL MARKET OB/XF VALUE	4,072
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	249,580
SOH/AGL Deduction	0
ASSESSED VALUE	249,580
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	249,580
TOTAL JUST VALUE	249,580
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	207,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15833	ELEC OTHER	1,500	09/01/2005
M10364	MECH OTHER	0	09/01/2005
P09802	OTHER	0	08/01/2005
R07967	REPAIR/RRF	2,000	07/01/2005
B15685	NEW CONSTR	140,086	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2576/1502	7/07/2022	SW	U	I	11	100
GRANTOR: SFR JV-2 PROPERTY LLC						
GRANTEE: SFR JV-2 2022-2 BOR						
2565/0043	3/17/2022	WD	Q	I	01	317,500
GRANTOR: MASTER KEY INVESTMENT						
GRANTEE: SFR JV-2 PROPERTY L						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2005] W10 S10 BAS=[YR=2005] W32 S41 FGR=[YR=2005] S23 E21 N21 W19 N2 W2$ E2 S2 E19 S6 E15 FOP=[YR=2005] E6 N8 W6 S8$ N8 E6 N41 W10$ E10 N10$.

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	900.00	SF	5.20	5.20	100	2005	2005	3	87	4,072	

LAND DESCRIPTION

TOTAL OB/XF 4,072

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	000100	C	SFR	0		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