

LOT 23
LUMBER CREEK PUD-PHASE 2
PBK 8/217

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

2023

09-2N-27-1291-0023-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

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Quality 06 Quality Level 06

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4073.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	836	100	836	93,808
FGR	400	55	220	24,686
FOP	64	30	19	2,132
FUS	1,060	100	1,060	118,944
PTO	24	5	1	112

TOTALS 2,384 2,136 239,683

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	714.00	SF	5.20	5.20	100	2018	2018	3	98	3,639	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	0	

REVIEW DATE 05/13/2021 BY NWA

MARKET ADJUSTMENTS														1 SINGLE FAM - 0% - 2023									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		Heated Area: 1896									
0100	01	2,136	126.2240	113.92	243,333	2018	2018	0	0	0	1.50	98.50		HX Base Yr									

3

8

3

14

26

21

20

11

4

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26

2018

BAS

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2018

FUS

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2018

FOP

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26

2018

FGR

77024 HARDWOOD CT, YULEE

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TOTAL OB/XF 3,639

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Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE										239,683									
TOTAL MARKET OB/XF VALUE										3,639									
TOTAL LAND VALUE - MARKET										50,000									
TOTAL MARKET VALUE										293,322									
SOH/AGL Deduction										0									
ASSESSED VALUE										293,322									
TOTAL EXEMPTION VALUE										0									
BASE TAXABLE VALUE										293,322									
TOTAL JUST VALUE										293,322									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										251,955									

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PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007924	CO ISSUED	0	08/03/2018
18004405	NEW CONSTR	233,205	05/01/2018

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						
2511/0293	11/02/2021	WD	Q	I	01	300,900
GRANTOR: ZILLOW HOMES PROPERTY						
GRANTEE: SFR JV-2 PROPERTY L						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=2018] W22PT0=[YR=2018] N3 W8 S3 E8\$ W14 S26
FOP=[YR=2018] S4 E16 FGR=[YR=2018] S11 E20 N20 W20 S9\$ N4
W16\$ E16 N5 E20 N21\$ PTR=[YR=2018] E30 FUS=[YR=2018] E36
S14 W12 S3 E12 S17 W20 N8 W16 N26\$ W30\$.