

LOT 44
LUMBER CREEK PUD-PHASE 2
PBK 8/217

SFR JV-2 PROPERTY LLC
PO BOX 15087
SANTA ANA, CA 92735

2023

09-2N-27-1291-0044-0000



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	PAGE 1 of 1										
Exterior Wall	10	ABOVE AVG 100	0100	01	1,764	129.2600	116.66	205,788	2018	2018	0	0	1.50	98.50	VALUATION SUMMARY										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0													Heated Area: 1414									
Roof Cover	03	COMP SHNGL 100														HX Base Yr									
Interior Wall	05	DRYWALL 100																							
Interior Floo	13	LVT/LAMMT 70																							
Interior Floo	14	CARPET 30																							
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			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	1,414	100	1,414	162,483																					
FGR	440	55	242	27,809																					
FOP	40	30	12	1,379																					
FSP	78	40	31	3,562																					
USP	216	30	65	7,469																					
TOTALS			2,188	1,764	202,701																				
EXTRA FEATURES					77089 CROSSCUT WAY, YULEE																				
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	100	0	0	558.00	SF	5.20	5.20	100	2018	2018	3	98	2,844									
2	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	98	294									
3	0478	VF 6 SLAT	0	100	0	0	168.00	LF	15.00	15.00	100	2020	2020	3	98	2,470									
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000								
REVIEW DATE 12/22/2020 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS																									

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2625/0137	3/10/2023	WD	Q	I	01	310,000

GRANTOR: BOOTH NICHOLAS C

GRANTEE: SFR JV-2 PROPERTY L

2428/1133	1/26/2021	WD	Q	I	01	235,000
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GRANTOR: ROACH JAMIE-LEE JORDA

GRANTEE: BOOTH NICHOLAS C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W13 USP=[YR=2020] N12 W18 S12 E18\$
FSP=[YR=2018] W13 S6 E13 N6\$ S6 W13 N6 W13 S50 E12
FOP=[YR=2018] E5 FGR=[YR=2018] S1 E22 N20 W22 S19\$ N8 W5
S8\$ N8 E5 N11 E22 N31\$.

Diagram showing building layout with dimensions and area calculations.

USP 2020

FSP 2018

BAS 2018

FGR 2018

FOP 2018