

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

09-2N-27-1291-0056-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03ABOVE AVG 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floor Interior Floor Air Condition Heating TypeBedrooms Bathrooms FrameStories Units OccupancyQualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

0305140703041.000006010004073.100

COMP SHNGL 100 DRYWALL 100 CARPET 70 CORK/VTILE 30 CENTRAL 100 AIR DUCTED 100 3 100 2 100 WOOD FRAME 100 1. 1. 100 0 100 NONE 100

06010004073.100

Quality Level 06 SINGLE FAMILY MKT AREA 04

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFCTNORM% COND

0100011,649131.3760118.57195,52220182018001.5098.50

1 SINGLE FAM - 0% - 2023Heated Area: 1383HX Base Yr

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE192,589

TOTAL MARKET OB/XF VALUE3,068

TOTAL LAND VALUE - MARKET50,000

TOTAL MARKET VALUE245,657

SOH/AGL Deduction0

ASSESSED VALUE245,657

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE245,657

TOTAL JUST VALUE245,657

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE212,344

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2653/6107/11/2023SWUUI11100

GRANTOR:SFR JV-2 PROPERTY LLC

GRANTEE:SFR JV-2 2023-1 BOR

2572/08476/21/2022WDQI01350,100

GRANTOR:SHAW DAMION RICARDO

GRANTEE:SFR JV-2 PROPERTY L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W13 FOP=[YR=2018] W13 S6 E13 N6\$ S6 W13 N6 W12 S50 E12 FOP=[YR=2018] E5 FGR=[YR=2018] S1 E21 N20 W21 S19\$ N8 W5 S8\$ N8 E5 N11 E21 N31\$.

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEDJTADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR00000.000.001.00LT1.001.001.0050,000.0050,000.0050,000

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B000602.00SF5.205.20100201820183983,068

LAND DESCRIPTION

TOTAL OB/XF3,068

REVIEW DATE03/10/2021BYNWA

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