LOT 61
LUMBER CREEK PUD-PHASE 2
PBK 8/217

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

2023

09-2N-27-1291-0061-0000

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	14	CARPET 70
Interior Floo	07	CORK/VTILE 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

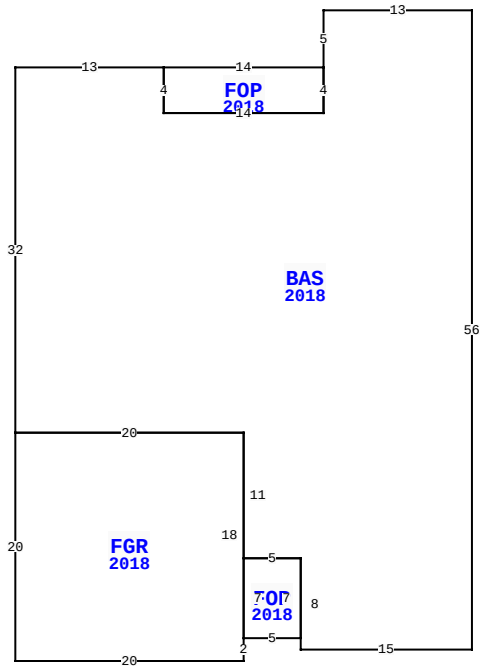
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,629	100	1,629	177,898
FGR	400	55	220	24,025
FOP	35	30	10	1,092
FOP	56	30	17	1,857
TOTALS	2,120		1,876	204,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,876	122.8430	110.87	207,992	2018	2018	0	0	0	1.50	98.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1629 HX Base Yr



77788 LUMBER CREEK BLVD, YULEE

BLD DATE	06/02/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	204,872
TOTAL MARKET OB/XF VALUE	3,216
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	258,088
SOH/AGL Deduction	0
ASSESSED VALUE	258,088
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	258,088
TOTAL JUST VALUE	258,088
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	222,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008949	CO ISSUED	0	08/31/2018
18005174	NEW CONSTR	213,727	05/22/2018

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						
2596/1991	10/14/2022	WD	Q	I	01	350,000
GRANTOR: BYERS THOMAS SHAWN						
GRANTEE: SFR JV-2 PROPERTY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W13 S5 FOP=[YR=2018] W14 S4 E14 N4$ S4 W14 N4 W13 S32 FGR=[YR=2018] S20 E20 N2 FOP=[YR=2018] E5 N7 W5 S7$ N18 W20$ E20 S11 E5 S8 E15 N56$.

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	631.00	SF	5.20	5.20	100	2018	2018	3	98	3,216	

LAND DESCRIPTION

TOTAL OB/XF 3,216

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/17/2021 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS