LOT 75
LUMBER CREEK PUD-PHASE 2
PBK 8/217

SFR JV-1 2021-1 BORROWER LLC
C/O TRICON AMERCIAN HOMES LLC, 1508 BROOKHOLLOW DRIVE
SANTA ANA, CA 92705

2023

09-2N-27-1291-0075-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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	08	SHT VINYL 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

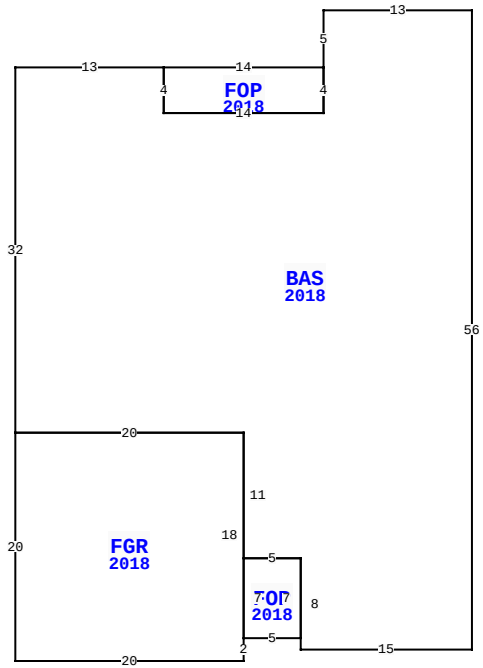
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,629	100	1,629	176,995
FGR	400	55	220	23,903
FOP	35	30	10	1,087
FOP	56	30	17	1,847
TOTALS	2,120		1,876	203,832

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	2.00	98.00

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



77834 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	203,832
TOTAL MARKET OB/XF VALUE	3,414
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	257,246
SOH/AGL Deduction	13,151
ASSESSED VALUE	244,095
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	244,095
TOTAL JUST VALUE	257,246
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	221,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18005706	CO ISSUED	0	06/05/2018
B1801281	NEW CONSTR	209,154	02/06/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2512/1452	11/09/2021	SW	U	I	11	100
GRANTOR: SFR JV-1 PROPERTY LLC						
GRANTEE: SFR JV-1 2021-1 BOR						
2414/0968	12/03/2020	WD	U	I	38	215,000
GRANTOR: FOX PATRICK & REBECCA						
GRANTEE: SFR JV-1 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	670.00	SF	5.20	5.20	100	2018	2018	3	98	3,414	

LAND DESCRIPTION

TOTAL OB/XF 3,414

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 05/19/2021 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS