LOT 63
TIMBER CREEK PLANTATION #1
PB 6/394

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

2023

11-2N-26-2050-0063-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
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		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

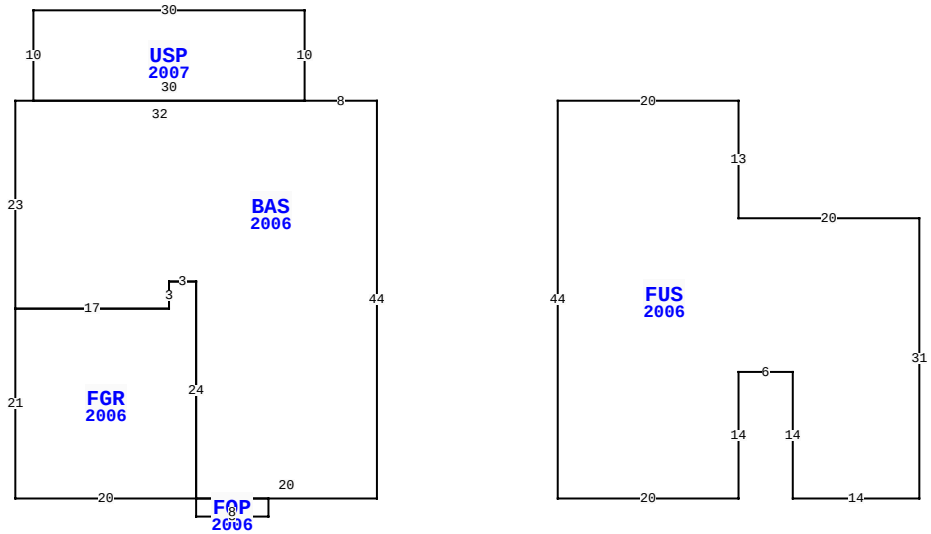
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,331	100	1,331	109,301
FGR	429	55	236	19,380
FOP	16	30	5	410
FUS	1,416	100	1,416	116,281
USP	300	30	90	7,390
TOTALS	3,492		3,078	252,763

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,078	98.9000	89.26	274,742	2006	2006	0	0	0	8.00	92.00

1 SINGLE FAM – 0% - 2023 Heated Area: 2747 HX Base Yr



76589 LONG LEAF LOOP, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	252,763
TOTAL MARKET OB/XF VALUE	2,997
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	310,760
SOH/AGL Deduction	0
ASSESSED VALUE	310,760
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	310,760
TOTAL JUST VALUE	310,760
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	262,645

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C16283	CO ISSUED	194,946	10/01/2005
B16283	NEW CONSTR	194,946	10/01/2005
E15924	ELEC OTHER	2,000	10/01/2005
M10456	MECH OTHER	0	10/01/2005
P10127	OTHER	0	10/01/2005
R08370	REPAIR/RRF	8,000	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2576/1502	7/07/2022	SW	U	I	11	100
GRANTOR: SFR JV-2 PROPERTY LLC						
GRANTEE: SFR JV-2 2022-2 BOR						
2539/0922	2/15/2022	WD	U	I	37	340,600
GRANTOR: ZILLOW HOMES PROPERTY						
GRANTEE: SFR JV-2 PROPERTY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W8 USP=[YR=2007] N10 W30 S10 E30$ W32 S23
FGR=[YR=2006] S21 E20 N24 W3 S3 W17$ E17 N3 E3 S24
FOP=[YR=2006] S2 E8 N2 W8$ E20 N44$ PTR=E20 FUS=[YR=2006] E20 S13 E20 S31 W14 N14 W6 S14 W20 N44$ W20$.

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	655.00	SF	5.20	5.20	100	2006	2006	3	88	2,997	

LAND DESCRIPTION

TOTAL OB/XF 2,997

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/30/2018 BY KBX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS