LOT 153
TIMBER CREEK PLANTATION #1
PB 6/394

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

2023

11-2N-26-2050-0153-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	03	Quality Level 03

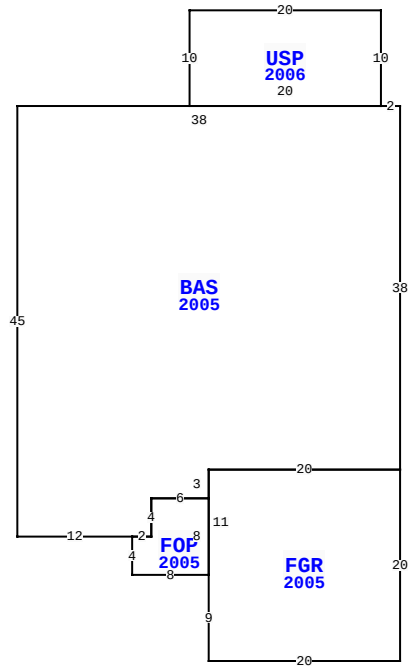
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,636	100	1,636	142,988
FGR	400	55	220	19,228
FOP	56	30	17	1,486
USP	200	30	60	5,244
TOTALS	2,292		1,933	168,946

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,933	105.8400	95.52	184,640	2005	2005	0	0	0	8.50	91.50

1 SINGLE FAM – 0% - 0 Heated Area: 1636 HX Base Yr



76456 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	168,946
TOTAL MARKET OB/XF VALUE	2,999
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	226,945
SOH/AGL Deduction	15,058
ASSESSED VALUE	211,887
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	211,887
TOTAL JUST VALUE	226,945
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	192,625

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0516095	ADDITION	2,000	06/01/2005
R0507772	REPAIR/RRF	8,000	06/01/2005
M0509919	H/AC	0	06/01/2005
E0515194	ELEC OTHER	1,800	06/01/2005
P0509618	OTHER	0	06/01/2005
B0515433	NEW CONSTR	184,502	06/01/2005

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						
2455/0666	4/20/2021	WD	Q	I	01	261,100
GRANTOR: MORING PAUL DAMION						
GRANTEE: SFR JV-1 PROPERTY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W2 USP=[YR=2006] N10 W20 S10 E20$ W38 S45 E12
FOP=[YR=2005] S4 E8 FGR=[YR=2005] S9 E20 N20 W20 S11$ N8 W6
S4 W2$ E2 N4 E6 N3 E20 N38$.

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	663.00	SF	5.20	5.20	100	2005	2005	3	87	2,999	

LAND DESCRIPTION

TOTAL OB/XF 2,999

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		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