

LOT 81
TIMBER CREEK PLANTATION #2
PB 7/165

SFR JV-2 PROPERTY LLC
PO BOX 15087
SANTA ANA, CA 92735

2023

11-2N-26-2051-0081-0000



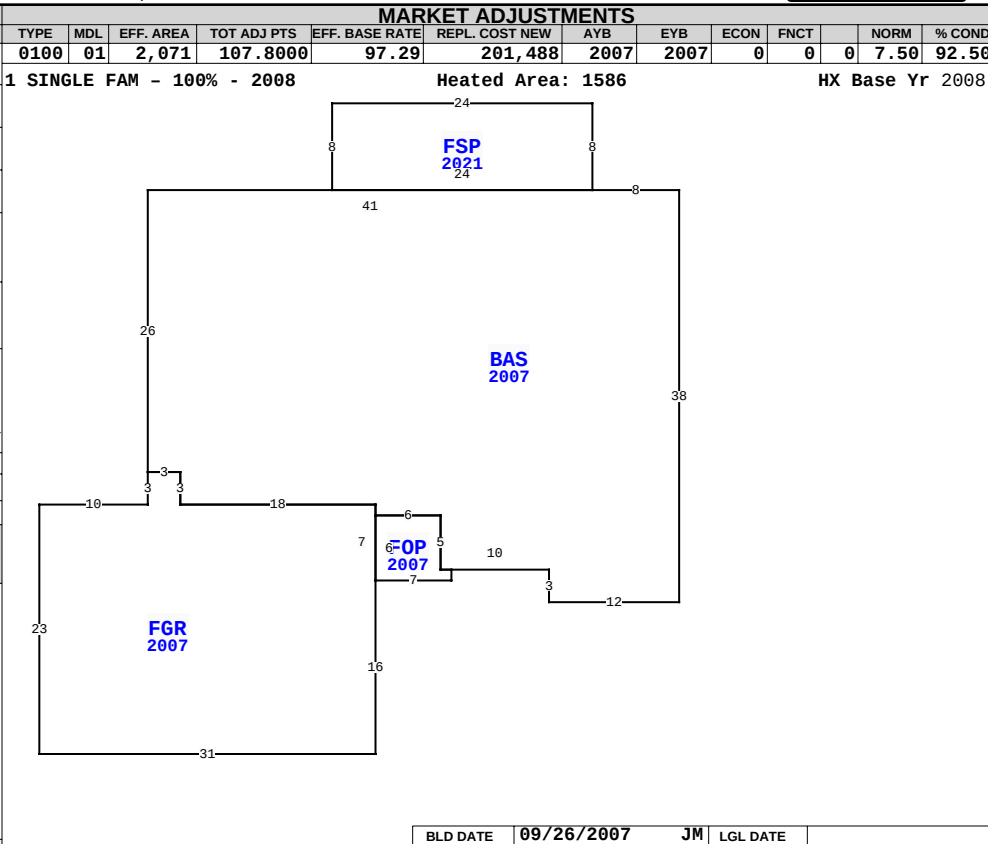
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,586	100	1,586	142,729
FGR	722	55	397	35,727
FOP	37	30	11	990
FSP	192	40	77	6,929
TOTALS	2,537		2,071	186,376

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	0	0	1,095.00	SF	4.00	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003		0.00	0.00	1.00



TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003		0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	186,376								
TOTAL MARKET OB/XF VALUE	3,898								
TOTAL LAND VALUE - MARKET	55,000								
TOTAL MARKET VALUE	245,274								
SOH/AGL Deduction	101,657								
ASSESSED VALUE	143,617								
TOTAL EXEMPTION VALUE	HX HB XM 50,000								
BASE TAXABLE VALUE	93,617								
TOTAL JUST VALUE	245,274								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	207,887								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18159	ELEC OTHER	1,500	10/01/2006
M12119	MECH OTHER	0	10/01/2006
P11419	OTHER	0	08/01/2006
C18257	CO ISSUED	0	07/01/2006
R09554	REPAIR/RRF	2,000	07/01/2006
B18257	NEW CONSTR	159,654	07/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2650/1653	6/27/2023	WD	Q	I	01	330,000	
GRANTOR: BUCKLES RALPH T & EMI							
GRANTEE: SFR JV-2 PROPERTY L							
1475/0968	1/31/2007	WD	Q	I		195,300	
GRANTOR: KB HOME JACKSONVILLE							
GRANTEE: BUCKLES RALPH T & E							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W8 FSP=[YR=2021] N8 W24 S8 E24\$ W41 S26 FGR=[YR=2007] S3 W10 S23 E31 N16 FOP=[YR=2007] E7 N1 W1 N5 W6 S6\$ N7 W18 N3 W3\$ E3 S3 E18 S1 E6 S5 E10 S3 E12 N38\$.									