LOT 23
TIMBER CREEK PLANTATION #3
PB 7/302

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

2023

11-2N-26-2052-0023-0000

BUILDING CHARACTERISTICS

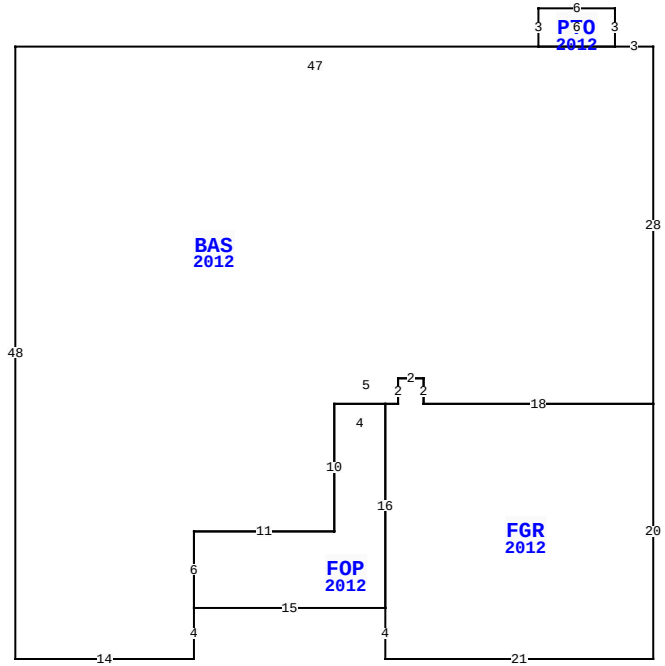
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,786	100	1,786	162,513
FGR	424	55	233	21,201
FOP	130	30	39	3,549
PTO	18	5	1	91
TOTALS	2,358		2,059	187,353

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,059	105.7420	95.43	196,490	2012	2012	0	0	0	4.65	95.35

1 SINGLE FAM – 0% - 0 Heated Area: 1786 HX Base Yr



76538 TIMBERCREEK BLVD, YULEE

BLD DATE	08/03/2012 KK	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	187,353
TOTAL MARKET OB/XF VALUE	4,434
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	246,787
SOH/AGL Deduction	16,942
ASSESSED VALUE	229,845
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	229,845
TOTAL JUST VALUE	246,787
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	208,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C25426	CO ISSUED	0	02/28/2012
E24539	NEW CONSTR	0	01/01/2012
M16810	H/AC	0	01/01/2012
B25426	NEW CONSTR	201,553	12/01/2011
P15539	NEW CONSTR	0	12/01/2011

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						
2484/1294	7/30/2021	WD	Q	I	01	301,100
GRANTOR: TOBON-FRANCO RODOLFO						
GRANTEE: SFR JV-1 PROPERTY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W3 PTO=[YR=2012] N3 W6 S3 E6$ W47 S48 E14 N4
FOP=[YR=2012] E15 FGR=[YR=2012] S4 E21 N20 W18 N2 W2 S2 W1
S16$ N16 W4 S10 W11 S6$ N6 E11 N10 E5 N2 E2 S2 E18 N28$.

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	0812	CONCRETE C	0	0	0	0	1,116.00	SF	4.00	4.00	100	2012	2012	3	94	4,196	
2	0810	CONCRETE A	0	0	13	3	39.00	SF	6.50	6.50	100	2012	2012	3	94	238	

LAND DESCRIPTION

TOTAL OB/XF 4,434

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