LOT 132
TIMBER CREEK PLANTATION #3
PB 7/302

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

2023

11-2N-26-2052-0132-0000

BUILDING CHARACTERISTICS

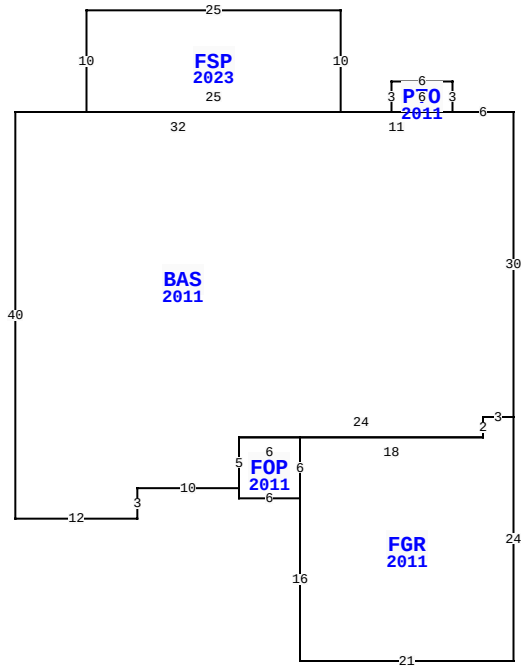
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	30	VINYL 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,708	100	1,708	156,198
FGR	468	55	257	23,503
FOP	36	30	11	1,006
FSP	250	40	100	9,145
PTO	18	5	1	92
TOTALS	2,480		2,077	189,944

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,077	105.9380	95.61	198,582	2011	2013	0	0	0	4.35	95.65

1 SINGLE FAM – 0% - 2023 Heated Area: 1708 HX Base Yr



BLD DATE	08/02/2011 KK
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

78252 DUCKWOOD TRL, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	189,944
TOTAL MARKET OB/XF VALUE	3,287
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	248,231
SOH/AGL Deduction	0
ASSESSED VALUE	248,231
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	248,231
TOTAL JUST VALUE	248,231
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	206,703

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24242	CO ISSUED	0	03/18/2011
E23205	NEW CONSTR	0	01/01/2011
M15899	H/AC	0	01/01/2011
P14593	NEW CONSTR	0	01/01/2011
B24242	NEW CONSTR	193,149	12/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2597/0846	10/17/2022	WD	U	I	11	100
GRANTOR: SFR JV-2 PROPERTY LLC						
GRANTEE: SFR JV-2 NTL BORROW						
2567/1231	5/25/2022	WD	Q	I	01	361,500
GRANTOR: HARRELL JEFFREY & HAY						
GRANTEE: SFR JV-2 PROPERTY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011;ORIG=0,0] W6 W11 W32 S40 E12 N3 E10 N5 E24 N2 E3 N30 $
FGR=[YR=2011;ORIG=-21,38] S16 E21 N24 W3 S2 W18 S6 $
FSP=[YR=2023;ORIG=-17,0] N10 W25 S10 E25 $
FOP=[YR=2011;ORIG=-27,37] S1 E6 N6 W6 S5 $
PTO=[YR=2011;ORIG=-6,0] N3 W6 S3 E6 $
.

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	586.00	SF	5.20	5.20	100	2011	2011	3	93	2,834	
2	0810	CONCRETE A	0	0	25	3	75.00	SF	6.50	6.50	100	2011	2011	3	93	453	

LAND DESCRIPTION

TOTAL OB/XF 3,287

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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS