LOT 319
HERON ISLES #2 PB 7/218

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

2023

37-3N-28-0740-0319-0000

BUILDING CHARACTERISTICS

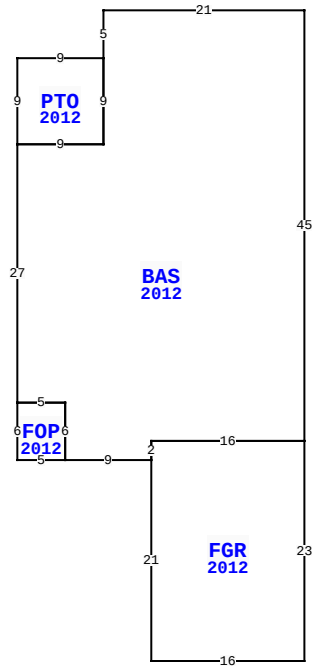
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,222	100	1,222	131,335
FGR	368	55	202	21,710
FOP	30	30	9	967
PTO	81	5	4	430
TOTALS	1,701		1,437	154,443

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,437	124.6960	112.54	161,720	2012	2012	0	0	0	4.50	95.50

1 SINGLE FAM – 0% - 0 Heated Area: 1222 HX Base Yr



96339 STARFISH DR, YULEE

BLD DATE		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	154,443
TOTAL MARKET OB/XF VALUE	2,415
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	211,858
SOH/AGL Deduction	8,151
ASSESSED VALUE	203,707
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	203,707
TOTAL JUST VALUE	211,858
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	185,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25975	CO ISSUED	0	08/31/2012
E25163	ELEC OTHER	0	06/01/2012
M17251	H/AC	0	06/01/2012
E25037	TEMP POLE	0	05/01/2012
P15899	NEW CONSTR	0	05/01/2012
B25975	NEW CONSTR	143,780	05/01/2012

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						
2446/0953	3/24/2021	WD	Q	I	01	209,100
GRANTOR: FRIEDERICHS BRIAN						
GRANTEE: SFR JV-1 PROPERTY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W21 S5 PTO=[YR=2012] W9 S9 E9 N9 $ S9 W9 S27 FOP=[YR=2012] S6 E5 N6 W5 $ E5 S6 E9 FGR=[YR=2012] S21 E16 N23 W16 S2 $ N2 E16 N45 $.

EXTRA FEATURES

L N	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
2	0811	CONCRETE B	0	0	0	0	494.00	SF	5.20	5.20	100	2012	2012	3	94	2,415	

LAND DESCRIPTION

TOTAL OB/XF 2,415

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 07/06/2018 BY KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS