

LOT 579
HERON ISLES PHASE TWO C-3
PBK 8/180

SFR JV-2 2022-1 BORROWER LLC
C/O TRICON AMERICAN HOMES LLC, 15771 RED HILL AVE STE 100
TUSTIN, CA 92780

2023

37-3N-28-0741-0579-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
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	01	Quality Level 01
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	1,696	100	1,696	193,518
FGR	441	55	243	27,727
FOP	30	30	9	1,027
PTO	100	5	5	570

TOTALS	2,267		1,953	222,842
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	572.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	0	0	0	48.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0			0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,953	97.5492	115.84	226,236	2018	2018	0	0	1.50	98.50
1 SNGL FAM - 0% - 2023 Heated Area: 1696 HX Base Yr											

97529 ALBATROSS DR, YULEE				BLD DATE					LGL DATE	
				XF DATE					LAND DATE	
				INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
572.00	SF	5.20	5.20	100	2018	2018	3	98	2,915	
48.00	SF	6.50	6.50	100	2018	2018	3	98	306	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											4
VALUATION BY											STANDARD
Tax Group: 4											Tax Dist:
BUILDING MARKET VALUE											222,842
TOTAL MARKET OB/XF VALUE											3,221
TOTAL LAND VALUE - MARKET											55,000
TOTAL MARKET VALUE											281,063
SOH/AGL Deduction											0
ASSESSED VALUE											281,063
TOTAL EXEMPTION VALUE											0
BASE TAXABLE VALUE											281,063
TOTAL JUST VALUE											281,063
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											226,294

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1803909	CO ISSUED	0	08/16/2018
B1803909	NEW CONSTR	223,751	04/18/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2554/0860	4/07/2022	QC	U	I	11	100
GRANTOR: SFR JV-2 PROPERTY LLC						
GRANTEE: SFR JV-2 2022-1 BOR						
2482/1127	7/26/2021	WD	Q	I	01	306,100
GRANTOR: PINTER LAUREN						
GRANTEE: SFR JV-2 PROPERTY L						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W30 PTO=[YR=2018] N10 W10 S10 E10\$ W10 S54 E14 N7 FOP=[YR=2018] E5 FGR=[YR=2018] S9 E21 N21 W21 S12\$ N6 W5 S6\$ N6 E5 N6 E21 N35\$.											