

LOT 514
HERON ISLES PHASE TWO C-2
PBK 8/132

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

2023

37-3N-28-0743-0514-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	10	ABOVE AVG 70	0900	01	1,843	101.3400	120.34	221,787	2017	2017	0	0	2.15	97.85	STANDARD														
Exterior Wall	16	WD FR STUC 30	1 SNGL FAM - 0% - 0												Heated Area: 1553														
Roof Structur	03	GABLE/HIP 100													HX Base Yr														
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 80																											
Interior Floo	11	CLAY TILE 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			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	1,553	100	1,553	182,870																									
FGR	450	55	248	29,202																									
FOP	28	30	8	942																									
FOP	112	30	34	4,004																									
TOTALS			2,143		1,843	217,019																							
EXTRA FEATURES			97723 ALBATROSS DR, YULEE																										
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												
1	0810	CONCRETE A	0	0	26	3	78.00	SF	6.50	6.50	100	2017	2017	3	97	492													
2	0810	CONCRETE A	0	0	0	0	568.00	SF	6.50	6.50	100	2017	2017	3	97	3,581													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000												
REVIEW DATE 07/25/2017 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS																													