LOT 5
THE HIDEAWAY #3 REPLAT
PB 7/313

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

2023

42-2N-27-4371-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 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	11	CLAY TILE 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
Occupancy	00	NONE 100
Quality	05	Quality Level 05

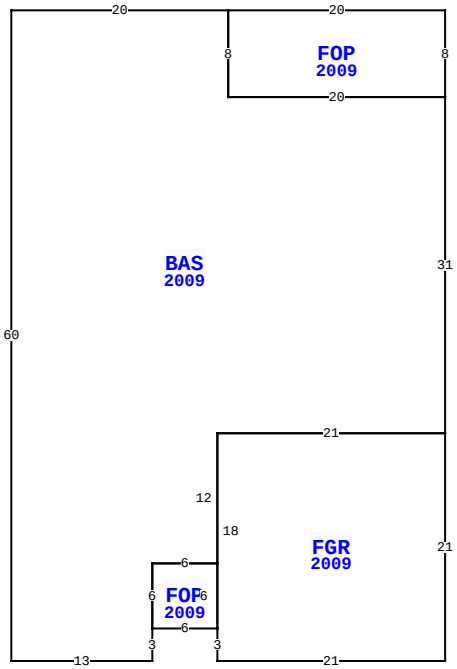
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,745	100	1,745	177,629
FGR	441	55	243	24,735
FOP	36	30	11	1,120
FOP	160	30	48	4,886
TOTALS	2,382		2,047	208,371

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,047	120.6282	108.87	222,857	2009	2009	0	0	0	6.50	93.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1745 HX Base Yr



86051 CAESARS AVE, YULEE

BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	208,371
TOTAL MARKET OB/XF VALUE	3,129
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	261,500
SOH/AGL Deduction	0
ASSESSED VALUE	261,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	261,500
TOTAL JUST VALUE	261,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	225,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22489	CO ISSUED	0	09/15/2009
M14621	MECH OTHER	0	06/01/2009
B22489	NEW CONSTR	175,000	05/01/2009
P13776	PLUMBING	0	05/01/2009
R11887	REPAIR/RRF	4,500	05/01/2009

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						
2531/0972	1/19/2022	WD	Q	I	01	299,000
GRANTOR: ADKINS ERIN & DANIEL						
GRANTEE: SFR JV-2 PROPERTY L						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2009] W20 BAS=[YR=2009] W20 S60 E13 N3
FOP=[YR=2009] E6 FGR=[YR=2009] S3 E21 N21 W21 S18$ N6 W6
S6$ N6 E6 N12 E21 N31 W20 N8$ S8 E20 N8$.

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	0810	CONCRETE A	0	0	0	0	490.00	SF	6.50	6.50	100	2009	2009	3	91	2,898	
2	0810	CONCRETE A	0	0	13	3	39.00	SF	6.50	6.50	100	2009	2009	3	91	231	

LAND DESCRIPTION

TOTAL OB/XF 3,129

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	50,000.00	50,000.00	50,000							

REVIEW DATE 11/18/2019 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS