LOT 27
BLACKROCK PARK PBK 8/175

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

2023

50-3N-28-0305-0027-0000

BUILDING CHARACTERISTICS

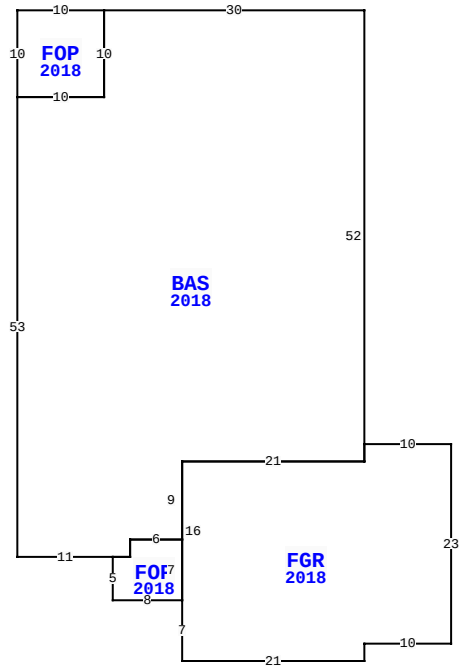
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,177	100	2,177	216,450
FGR	713	55	392	38,974
FOP	52	30	16	1,591
FOP	100	30	30	2,983
TOTALS	3,042		2,615	259,999

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,615	111.8400	100.94	263,958	2018	2018	0	0	0	1.50	98.50

1 SINGLE FAM – 0% - 2023 Heated Area: 2177 HX Base Yr



96426 GRANITE TR, YULEE

BLD DATE	04/05/2023 NW	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	259,999
TOTAL MARKET OB/XF VALUE	10,241
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	330,240
SOH/AGL Deduction	0
ASSESSED VALUE	330,240
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	330,240
TOTAL JUST VALUE	330,240
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	309,215

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801335	CO ISSUED	0	10/03/2018
B1801335	NEW CONSTR	290,351	02/07/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2576/1502	7/07/2022	SW	U	I	11	100
GRANTOR: SFR JV-2 PROPERTY LLC						
GRANTEE: SFR JV-2 2022-2 BOR						
2527/1350	1/06/2022	WD	U	I	37	354,900
GRANTOR: ZILLOW HOMES PROPERTY						
GRANTEE: SFR JV-2 PROPERTY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W30 FOP=[YR=2018] W10 S10 E10 N10$ S10 W10 S53 E11 FOP=[YR=2018] S5 E8 FGR=[YR=2018] S7 E21 N2 E10 N23 W10 S2 W21 S16$ N7 W6 S2 W2$ E2 N2 E6 N9 E21 N52$.

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	0855	CONC PAVER	0	0	15	3	45.00	SF	10.00	10.00	100	2018	2018	3	98	441	
2	0855	CONC PAVER	0	0	0	0	1,000.00	SF	10.00	10.00	100	2018	2018	3	98	9,800	

LAND DESCRIPTION

TOTAL OB/XF 10,241

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	000134	C	SFR POND	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 12/17/2018 BY KW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS