LOT 13
CARTESIAN POINTE #3 PB 7/124

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

2024

08-2N-27-0232-0013-0000

BUILDING CHARACTERISTICS

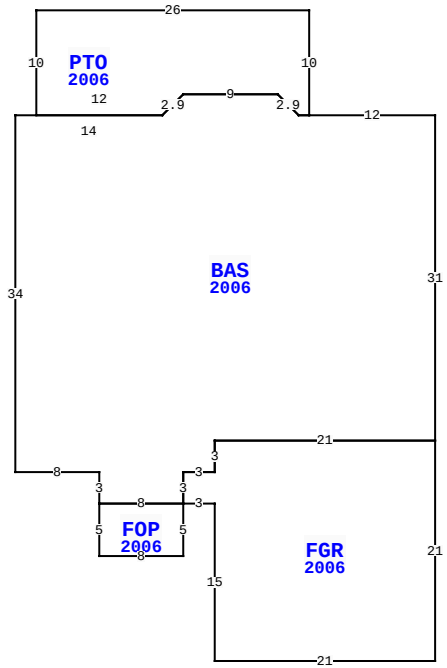
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,343	100	1,343	139,639
FGR	450	55	248	25,786
FOP	40	30	12	1,248
PTO	238	5	12	1,248
TOTALS	2,071		1,615	167,921

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,615	119.0952	113.14	182,721	2006	2006	0	0	0	8.10	91.90

1 SINGLE FAM – 0% - 2023 Heated Area: 1343 HX Base Yr



76221 LONG POND LOOP, YULEE

BLD DATE	03/20/2023 NW	LGL DATE	
XF DATE	02/01/2007 JM	LAND DATE	02/01/2007 JM
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	167,921
TOTAL MARKET OB/XF VALUE	3,714
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	221,635
SOH/AGL Deduction	0
ASSESSED VALUE	221,635
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	221,635
TOTAL JUST VALUE	221,635
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	214,145

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C18156	CO ISSUED	138,072	08/01/2006
E17868	ELEC OTHER	1,500	08/01/2006
M11855	MECH OTHER	0	08/01/2006
B18156	NEW CONSTR	138,072	08/01/2006
P11338	OTHER	0	07/01/2006
R09511	REPAIR/RRF	2,000	07/01/2006

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						
2540/1908	2/22/2022	WD	U	I	11	100
GRANTOR: SCALS ENTERPRISES LLC						
GRANTEE: SFR JV-2 PROPERTY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W12 PTO=[YR=2006] N10 W26 S10 E12 R2 U2 E9 D2 R2 E1$ W1 L2 U2 W9 D2 L2 W14 S34E8 S3 FOP=[YR=2006] S5 E8 N5 W8$ E8 FGR=[YR=2006] E3 S15 E21 N21 W21 S3 W3 S3$N3 E3 N3 E21 N31$.

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	0811	CONCRETE B	0	0	0	0	821.00	SF	5.20	5.20	100	2006	2006	3	87	3,714	

LAND DESCRIPTION

TOTAL OB/XF 3,714

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	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS