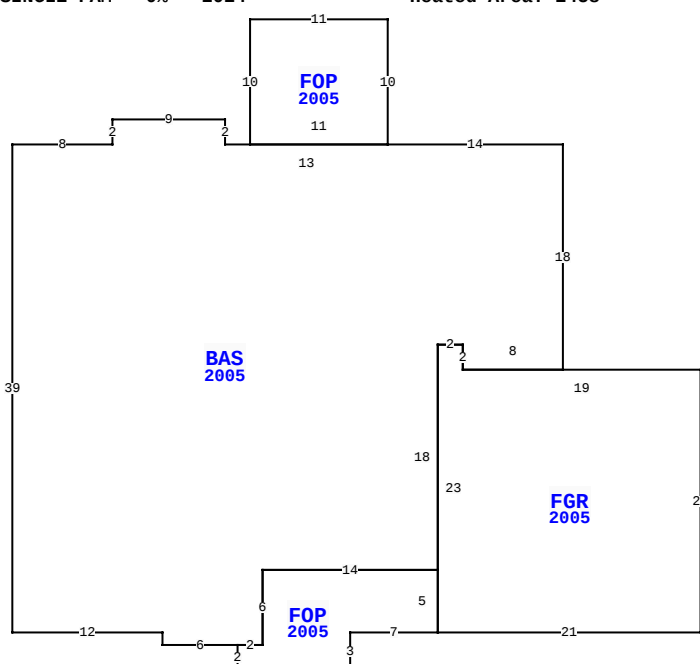


SFR JV-2 2023-1 BORROWER LLC
15771 RED HILL AVE SUITE 100
TUSTIN, CA 92780

09-2N-27-0230-0059-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
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		05	AVERAGE 70		0100	01	1,764	114.3450	108.63	191,623	2005	2005		0	0	8.65	91.35	VALUATION BY					STANDARD																
Exterior Wall		16	WD FR STUC 30		1 SINGLE FAM - 0% - 2024										Heated Area: 1458					HX Base Yr					Tax Group: 4					Tax Dist:									
Roof Structur		03	GABLE/HIP 100												BUILDING MARKET VALUE					175,048																			
Roof Cover		03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE					4,052																			
Interior Wall		05	DRYWALL 100												TOTAL LAND VALUE - MARKET					50,000																			
Interior Floo		14	CARPET 80												TOTAL MARKET VALUE					229,100																			
Interior Floo		08	SHT VINYL 20												SOH/AGL Deduction					0																			
Air Condition		03	CENTRAL 100												ASSESSED VALUE					229,100																			
Heating Type		04	AIR DUCTED 100												TOTAL EXEMPTION VALUE					0																			
Bedrooms		3	100												BASE TAXABLE VALUE					229,100																			
Bathrooms		2	100												TOTAL JUST VALUE					229,100																			
Frame		02	WOOD FRAME 100												NCON VALUE					0																			
Stories		1.	1. 100		INCOME VALUE																																		
Units		0	100		PREVIOUS YEAR MKT VALUE					221,307																													
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	1,458	100	1,458	144,683																																			
FGR	445	55	245	24,312																																			
FOP	95	30	28	2,779																																			
FOP	110	30	33	3,275																																			
TOTALS		2,108		1,764	175,048																																		
EXTRA FEATURES					86916 CARTESIAN POINTE 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	0811	CONCRETE B	0	0	0	0		906.00	SF	5.20		5.20	100	2005	2005	3	86	4,052																					