LOT 23
LUMBER CREEK PUD-PHASE 2
PBK 8/217

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

2024

09-2N-27-1291-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

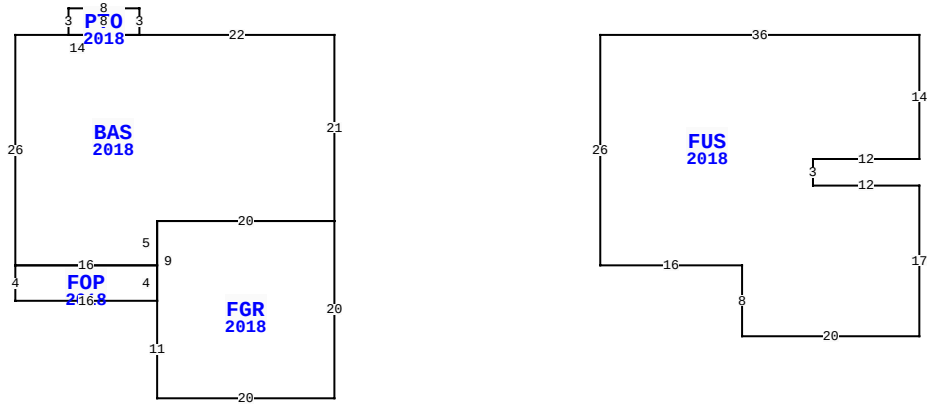
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	836	100	836	89,703
FGR	400	55	220	23,606
FOP	64	30	19	2,038
FUS	1,060	100	1,060	113,738
PTO	24	5	1	107
TOTALS	2,384		2,136	229,194

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,136	115.2480	109.49	233,871	2018	2018	0	0	0	2.00	98.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1896 HX Base Yr



77024 HARDWOOD CT, YULEE

BLD DATE	06/02/2022 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	229,194
TOTAL MARKET OB/XF VALUE	3,601
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	282,795
SOH/AGL Deduction	0
ASSESSED VALUE	282,795
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	282,795
TOTAL JUST VALUE	282,795
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	293,322

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007924	CO ISSUED	0	08/03/2018
18004405	NEW CONSTR	233,205	05/01/2018

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						
2511/0293	11/02/2021	WD	Q	I	01	300,900
GRANTOR: ZILLOW HOMES PROPERTY						
GRANTEE: SFR JV-2 PROPERTY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W22PTO=[YR=2018] N3 W8 S3 E8$ W14 S26 FOP=[YR=2018] S4 E16 FGR=[YR=2018] S11 E20 N20 W20 S9$ N4 W16$ E16 N5 E20 N21$ PTR=[YR=2018] E30 FUS=[YR=2018] E36 S14 W12 S3 E12 S17 W20 N8 W16 N26$ W30$.

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	714.00	SF	5.20	5.20	100	2018	2018	3	97	3,601	

LAND DESCRIPTION

TOTAL OB/XF 3,601

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

REVIEW DATE 05/13/2021 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS