LOT 24
LUMBER CREEK PUD-PHASE 2
PBK 8/217

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

2024

09-2N-27-1291-0024-0000

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		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

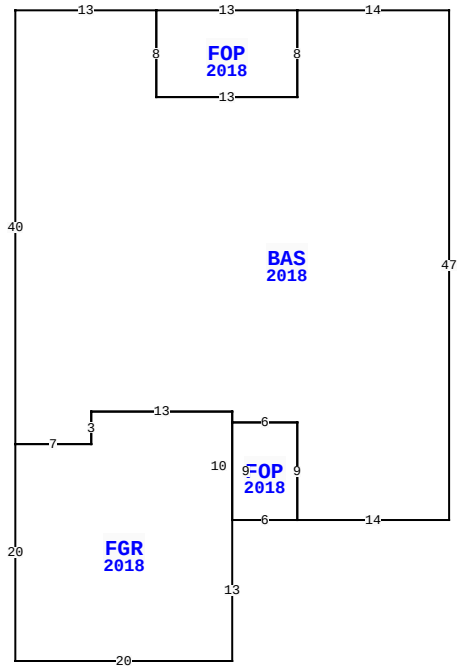
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,543	100	1,543	165,912
FGR	439	55	241	25,914
FOP	54	30	16	1,721
FOP	104	30	31	3,333
TOTALS	2,140		1,831	196,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,831	115.5000	109.72	200,897	2018	2018	0	0	0	2.00	98.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1543 HX Base Yr



77028 HARDWOOD CT, YULEE

BLD DATE	06/02/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	196,879
TOTAL MARKET OB/XF VALUE	9,667
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	256,546
SOH/AGL Deduction	0
ASSESSED VALUE	256,546
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	256,546
TOTAL JUST VALUE	256,546
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	265,818

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007926	CO ISSUED	0	08/03/2018
18004406	NEW CONSTR	202,328	05/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2653/610	7/11/2023	SW	U	I	11	100
GRANTOR: SFR JV-2 PROPERTY LLC						
GRANTEE: SFR JV-2 2023-1 BOR						
2572/0894	6/22/2022	WD	Q	I	01	361,100
GRANTOR: HUSSEY RYAN						
GRANTEE: SFR JV-2 PROPERTY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W14 FOP=[YR=2018] W13 S8 E13 N8$ S8 W13 N8 W13 S40 FGR=[YR=2018] S20 E20 N13 FOP=[YR=2018] E6 N9 W6 S9$ N10 W13 S3 W7$ E7 N3 E13 S1 E6 S9 E14 N47$.

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	674.00	SF	5.20	5.20	100	2018	2018	3	97	3,400	
2	0462	ST/AL FNC	0	0	0	0	672.00	SF	10.00	10.00	100	2018	2018	3	87	5,846	
3	0476	VF 6 SBPL	0	0	0	0	14.00	LF	32.00	32.00	100	2018	2018	3	94	421	

LAND DESCRIPTION

TOTAL OB/XF 9,667

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