

LOT 75
LUMBER CREEK PUD-PHASE 2
PBK 8/217

SFR JV-1 2021-1 BORROWER LLC
C/O TRICON AMERICAN HOMES LLC, 1508 BROOKHOLLOW DRIVE
SANTA ANA, CA 92705

2024

09-2N-27-1291-0075-0000



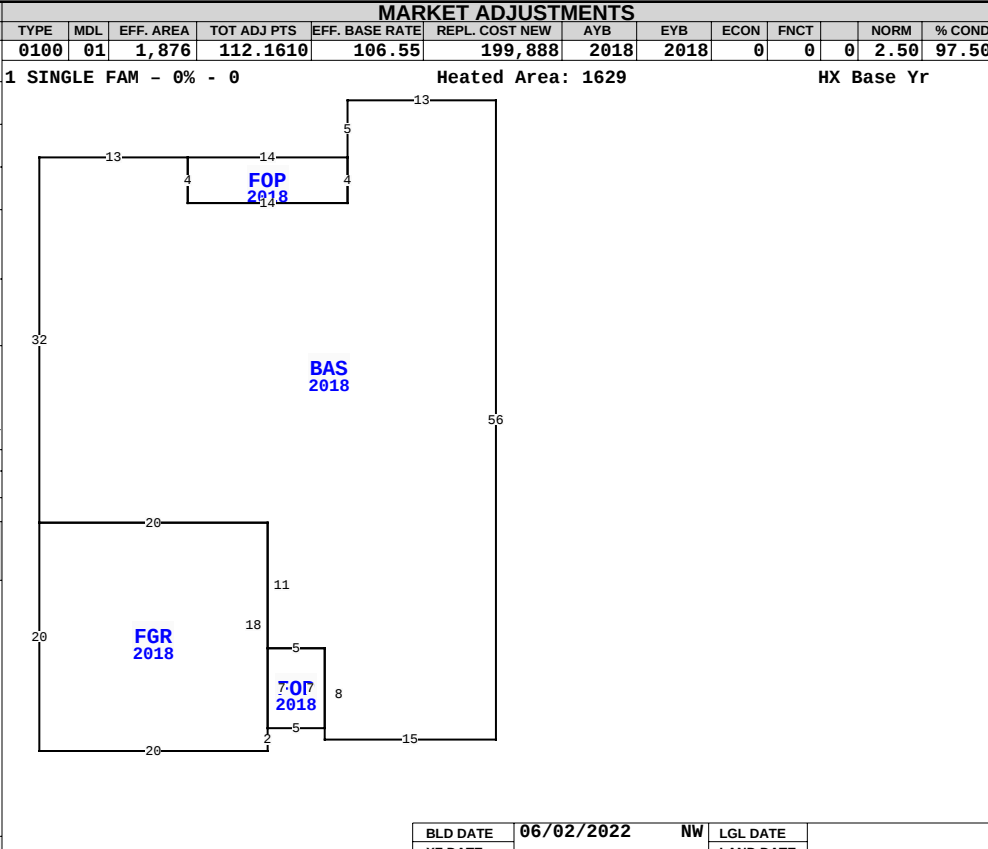
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,629	100	1,629	169,231
FGR	400	55	220	22,855
FOP	35	30	10	1,039
FOP	56	30	17	1,766
TOTALS	2,120		1,876	194,891

TOTALS		27,226	1,070	104,001			
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0811	CONCRETE B	0	0	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	0	



77834 LUMBER CREEK BLVD, 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		194,891	
TOTAL MARKET OB/XF VALUE		3,379	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		248,270	
SOH/AGL Deduction		0	
ASSESSED VALUE		248,270	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		248,270	
TOTAL JUST VALUE		248,270	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		257,246	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18005706	CO ISSUED	0	06/05/2018
B1801281	NEW CONSTR	209,154	02/06/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2512/1452	11/09/2021	SW	U	I	11	100
GRANTOR: SFR JV-1 PROPERTY LLC						
GRANTEE: SFR JV-1 2021-1 BOR						
2414/0968	12/03/2020	WD	U	I	38	215,000
GRANTOR: FOX PATRICK & REBECCA						
GRANTEE: SFR JV-1 PROPERTY L						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W13 S5 FOP=[YR=2018] W14 S4 E14 N4\$ S4 W14 N4 W13 S32 FGR=[YR=2018] S20 E20 N2 FOP=[YR=2018] E5 N7 W5 S7\$ N18 W20\$ E20 S11 E5 S8 E15 N56\$.									