

LOT 121
LUMBER CREEK PUD-PHASE 3
OR 2226/853

SFR JV-HD 2024-1 BORROWER LLC
C/O TRICON AMERICAN HOMES LLC, 15771 RED HILL AVENUE SUITE
TUSTIN, CA 92780

2024

09-2N-27-1292-0121-0000



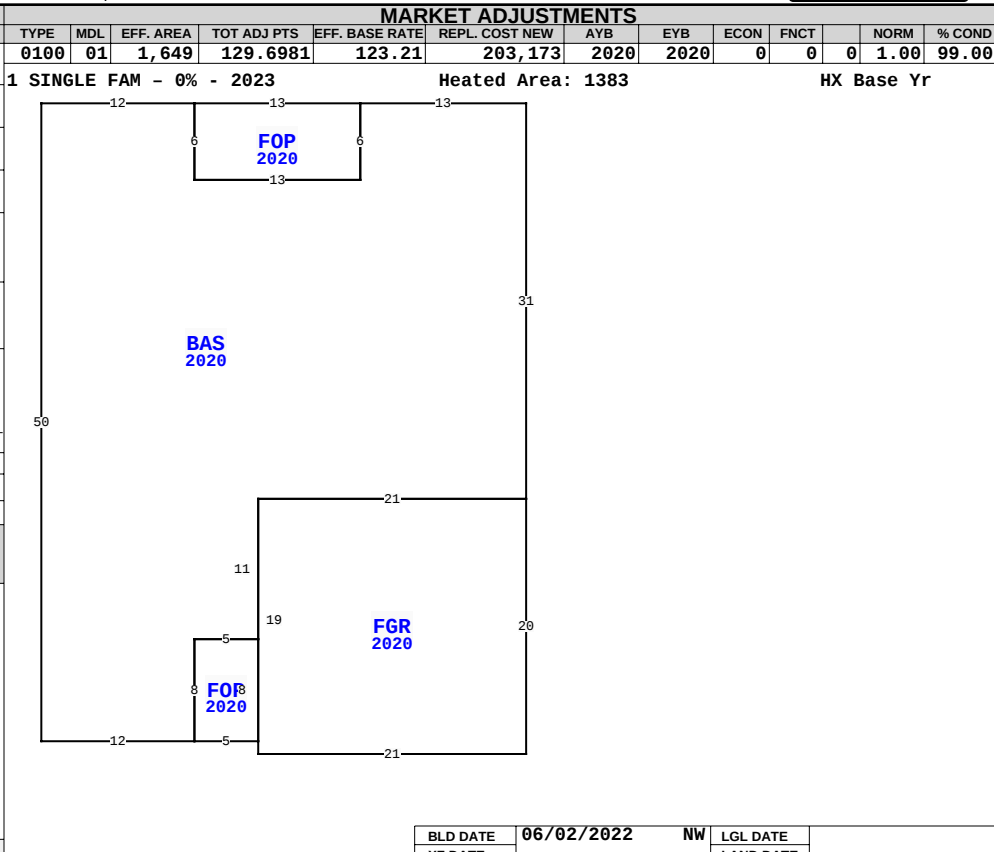
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	4073.200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,383	100	1,383	168,695
FGR	420	55	231	28,177
FOP	40	30	12	1,464
FOP	78	30	23	2,806
TOTALS	1,921		1,649	201,141

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	634.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	0		PUD	0.00	0.00	1.00



TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	634.00	SF	5.20

TOTAL OB/XF									
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1	0811	CONCRETE B	0	0	0	0	634.00	SF	5.20

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			201,141
TOTAL MARKET OB/XF VALUE			3,264
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			254,405
SOH/AGL Deduction			0
ASSESSED VALUE			254,405
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			254,405
TOTAL JUST VALUE			254,405
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			263,609

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007749	CO ISSUED	0	08/26/2020
20002197	NEW CONSTR	194,166	04/03/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2706/974	4/16/2024	SW	U	I	11
GRANTOR: SFR JV-HD PROPERTY LL					
GRANTEE: SFR JV-HD 2024-1 B0					
2587/1045	8/29/2022	WD	Q	I	01
GRANTOR: RICHARDSON JOSHUA & P					
GRANTEE: SFR JV-HD PROPERTY					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W13 FOP=[YR=2020] W13 S6 E13 N6\$ S6 W13 N6 W12 S50 E12 FOP=[YR=2020] E5 FGR=[YR=2020] S1 E21 N20 W21 S19\$ N8 W5 S8\$ N8 E5 N11 E21 N31\$.									