LOT 6
HERON ISLES PHASE #1 PB 7/40

SFR JV-1 2020-1 BORROWER LLC
C/O TRICON AMERICAN HOMES LLC, 1508 BROOKHOLLOW DRIVE
SANTA ANA, CA 92705

2024

37-3N-28-0740-0006-0000

BUILDING CHARACTERISTICS

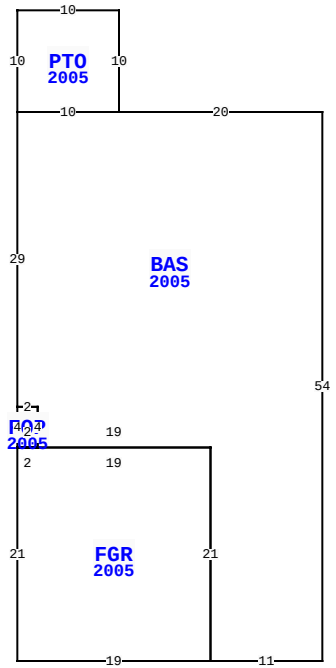
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,213	100	1,213	131,124
FGR	399	55	219	23,674
FOP	8	30	2	217
PTO	100	5	5	541
TOTALS	1,720		1,439	155,554

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,439	125.0392	118.79	170,939	2005	2005	0	0	0	9.00	91.00

1 SINGLE FAM – 0% - 0 Heated Area: 1213 HX Base Yr



96067 STARLIGHT LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	656.00	SF	5.20	5.20	100	2005	2005	3	86	2,934	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	155,554
TOTAL MARKET OB/XF VALUE	2,934
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	213,488
SOH/AGL Deduction	25,289
ASSESSED VALUE	188,199
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	188,199
TOTAL JUST VALUE	213,488
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	206,588

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10081	H/AC	0	08/01/2005
P0509575	NEW CONSTR	0	06/01/2005
R07380	REPAIR/RRF	3,000	03/01/2005
B14846	NEW CONSTR	94,494	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2377/1852	7/21/2020	SW	U	I	30	100
GRANTOR: SFR JV-1 PROPERTY LLC						
GRANTEE: SFR JV-1 2020-1 BOR						
2299/1751	8/21/2019	WD	U	I	37	158,000
GRANTOR: 315 REAL ESTATE CAPIT						
GRANTEE: SFR JV-1 PROPERTY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W20 PTO=[YR=2005] N10 W10 S10 E10$ W10 S29
FOP=[YR=2005] S4 E2 N4 W2$ E2 S4 W2 FGR=[YR=2005] S21E19 N21 W19$ E19 S21 E11 N54$.

LAND DESCRIPTION

TOTAL OB/XF 2,934

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	55,000.00	55,000.00	55,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS