

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

37-3N-28-0740-0319-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 80		
Interior Floo	08	SHT VINYL 20		
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	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	1,222	100	1,222	137,520
FGR	368	55	202	22,733
FOP	30	30	9	1,013
PTO	81	5	4	450
TOTALS	1,701		1,437	161,716

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,437	124.6960	118.46	170,227	2012	2012	0	0	0	5.00	95.00

1 SINGLE FAM - 0% - 0
Heated Area: 1222
HX Base Yr

Diagram showing building footprint and lot area:

LOT 1: 1.222 ACRES
BAS 2012
FGR 2012
FOP 2012
PTO 2012

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		161,716	
TOTAL MARKET OB/XF VALUE		2,389	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		219,105	
SOH/AGL Deduction		0	
ASSESSED VALUE		219,105	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		219,105	
TOTAL JUST VALUE		219,105	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		211,858	

PERMIT NUM DESCRIPTION AMT ISSUED

B25975 C0 ISSUED 0 08/31/2012

E25163 ELEC OTHER 0 06/01/2012

M17251 H/AC 0 06/01/2012

E25037 TEMP POLE 0 05/01/2012

P15899 NEW CONSTR 0 05/01/2012

B25975 NEW CONSTR 143,780 05/01/2012

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

2446/0953 3/24/2021 WD Q I 01 209,100

GRANTOR:FRIEDERICH'S BRIAN

GRANTEE:SFR JV-1 PROPERTY L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W21 S5 PTO=[YR=2012] W9 S9 E9 N9 \$ S9 W9 S27 FOP=[YR=2012] S6 E5 N6 W5 \$ E5 S6 E9 FGR=[YR=2012] S21 E16 N23 W16 S2 \$ N2 E16 N45 \$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							

TOTAL OB/XF

2,389

REVIEW DATE

05/12/2019

BY

KBA

Total Acres: 0.00

Total Land Value: 55,000

Market: 0

Agricultural: 0

Common: 55,000

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