

LOT 579
HERON ISLES PHASE TWO C-3
PBK 8/180

SFR JV-2 2022-1 BORROWER LLC
C/O TRICON AMERICAN HOMES LLC, 15771 RED HILL AVE STE 100
TUSTIN, CA 92780

2024

37-3N-28-0741-0579-0000



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	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,696	100	1,696	188,264
FGR	441	55	243	26,975
FOP	30	30	9	999
PTO	100	5	5	555
TOTALS	2,267		1,953	216,792

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	572.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	0	0	0	48.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,953	119.2268	113.27	221,216	2018	2018	0	0	2.00	98.00
1 SINGLE FAM - 0% - 2023											
Heated Area: 1696											
HX Base Yr											
97529 ALBATROSS DR, YULEE											

TOTAL OB/XF											
3,188											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			216,792
TOTAL MARKET OB/XF VALUE			3,188
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			274,980
SOH/AGL Deduction			0
ASSESSED VALUE			274,980
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			274,980
TOTAL JUST VALUE			274,980
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			281,063

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1803909	CO ISSUED	0	08/16/2018
B1803909	NEW CONSTR	223,751	04/18/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2554/0860	4/07/2022	QC	U	I	11
GRANTOR: SFR JV-2 PROPERTY LLC					
GRANTEE: SFR JV-2 2022-1 BOR					
2482/1127	7/26/2021	WD	Q	I	01
GRANTOR: PINTER LAUREN					
GRANTEE: SFR JV-2 PROPERTY L					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W30 PTO=[YR=2018] N10 W10 S10 E10\$ W10 S54 E14 N7 FOP=[YR=2018] E5 FGR=[YR=2018] S9 E21 N21 W21 S12\$ N6 W5 S6\$ N6 E5 N6 E21 N35\$.											