

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

37-3N-28-0743-0514-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 70		
Exterior Wall	16	WD FR STUC 30		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 80		
Interior Floor	11	CLAY TILE 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		0 100		
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	1,553	100	1,553	177,899
FGR	450	55	248	28,409
FOP	28	30	8	916
FOP	112	30	34	3,895
TOTALS	2,143		1,843	211,119

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,843	123.8600	117.67	216,866	2017	2017	0	0	2.65	97.35

1 SINGLE FAM - 0% - 0
Heated Area: 1553
HX Base Yr

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

EXTRA FEATURES

L N	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	0810	CONCRETE A	0	0	26	3		78.00 SF	6.50	100	2017	2017	3	97	492	
2	0810	CONCRETE A	0	0	0	0		568.00 SF	6.50	100	2017	2017	3	97	3,581	

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			PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

NASSAU COUNTY PROPERTY

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VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE	211,119
TOTAL MARKET OB/XF VALUE	4,073
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	270,192
SOH/AGL Deduction	1,498
ASSESSED VALUE	268,694
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	268,694
TOTAL JUST VALUE	270,192
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	276,092

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B1633454	C0 ISSUED	0	07/26/2017
B1633454	NEW CONSTR	181,580	11/01/2016

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

2460/1950	5/12/2021	WD	Q	I	01	260,100
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GRANTOR: JAINARINE DANIEL

GRANTEE: SFR JV-1 PROPERTY L

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W14 BAS=[YR=2017] W25 S49 E12 N4
FOP=[YR=2017] E7 FGR=[YR=2017] S17 E20 N19 W6 N5 W14 S7\$ N4
W7 S4\$ N4 E7 N3 E14 S5 E6 N35 W14 N8\$ S8 E14 N8\$.

REVIEW DATE

03/14/2024

BY

KBA

Total Acres: 0.00

Total Land Value: 55,000

Market: 0

Agricultural: 0

Common: 55,000

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