LOT 18
LOFTON CREEK PB 6/33-36

SFR JV-2 2024-2 BORROWER LLC
C/O TRICON AMERICAN HOMES LLC, 15771 RED HILL AVENUE STE 10
TUSTIN, CA 92780

2024

38-2N-27-127C-0018-0000

BUILDING CHARACTERISTICS

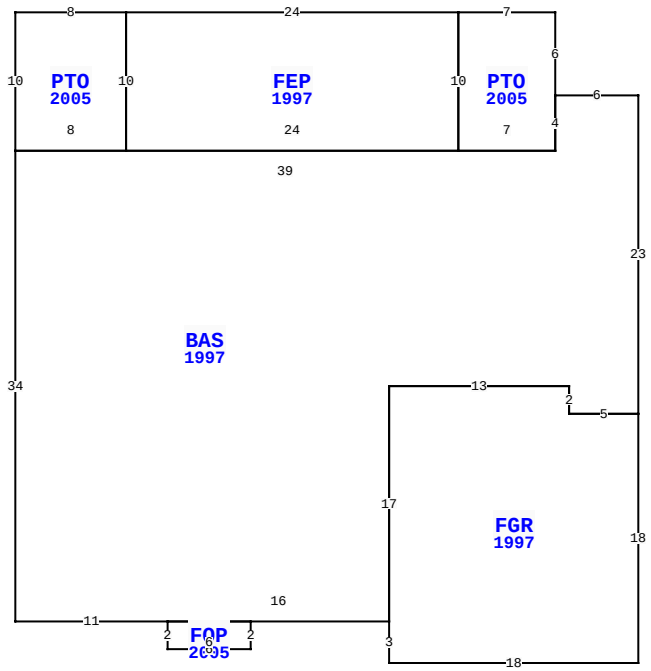
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	4046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,258	100	1,258	157,320
FEP	240	80	192	24,010
FGR	350	55	192	24,010
FOP	12	30	4	500
PTO	70	5	4	500
PTO	80	5	4	500
TOTALS	2,010		1,654	206,842

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,654	125.7300	143.33	237,068	1997	1997	0	0	0	12.75	87.25

1 SINGLE FAM – 0% - 2024 Heated Area: 1258 HX Base Yr



84092 ST JAMES CT, YULEE

BLD DATE	05/10/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	206,842
TOTAL MARKET OB/XF VALUE	2,957
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	259,799
SOH/AGL Deduction	0
ASSESSED VALUE	259,799
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	259,799
TOTAL JUST VALUE	259,799
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	220,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0617350	SWIM POOL	2,395	01/01/2005
E985427	CHNGE SRVC	200	12/01/1998
B9805583	ADDITION	5,000	11/01/1998
973789	NEW CONSTR	0	06/01/1997
973927	NEW CONSTR	49,242	05/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2716/1146	6/05/2024	SW	U	I	11	100
GRANTOR: SFR JV-2 NTL BORROWER						
GRANTEE: SFR JV-2 2024-2 BOR						
2682/1396	11/30/2023	WD	U	I	11	100
GRANTOR: SFR JV-2 PROPERTY LLC						
GRANTEE: SFR JV-2 NTL BORROW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W6 PTO=[YR=2005] N6 W7 FEP=[YR=1997] W24 PTO=[YR=2005] W8 S10 E8 N10$ S10 E24 N10$ S10 E7 N4$ S4 W39 S34 E11 FOP=[YR=2005] S2 E6 N2 W6$ E16 FGR=[YR=1997] S3 E18 N18 W5 N2 W13 S17$ N17 E13 S2 E5 N23$.

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	0810	CONCRETE A	0	0	0	0	451.00	SF	7.80	7.80	100	1997	1997	3	73	2,568	
2	1242	WD DECK A	0	0	15	9	135.00	SF	12.00	12.00	100	2005	2005	3	24	389	

LAND DESCRIPTION

TOTAL OB/XF 2,957

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS