LOT 51
VILLAGES OF WOODBRIDGE #1
PB 7/229

SFR JV-2 DDTL BORROWER LLC
15771 RED HILL AVE STE 100
TUSTIN, CA 92780

2024

40-2N-28-225V-0001-0510

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

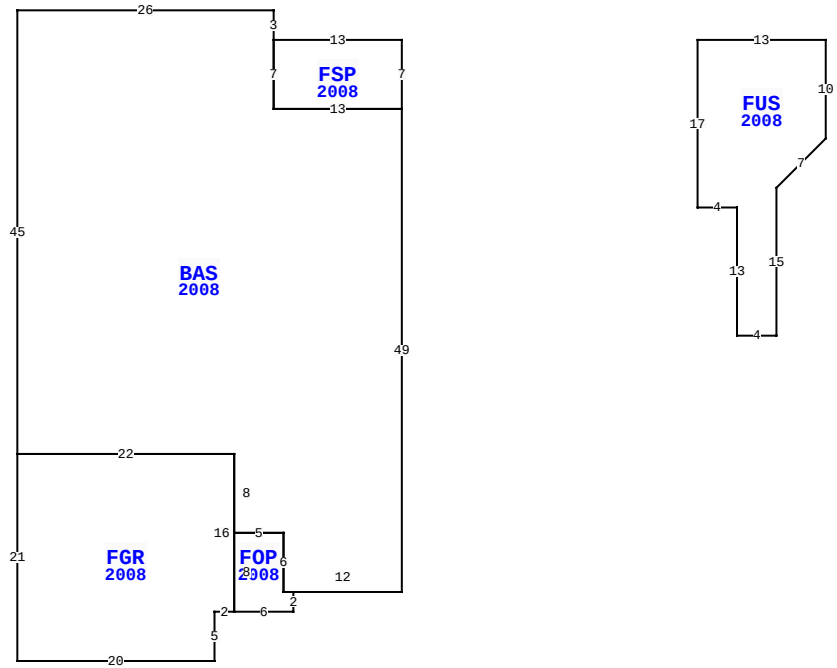
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4068.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,833	100	1,833	192,561
FGR	452	55	249	26,158
FOP	42	30	13	1,365
FSP	91	40	36	3,782
FUS	251	100	251	26,368
TOTALS	2,669		2,382	250,235

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,382	119.5502	113.57	270,524	2008	2008	0	0	0	7.50	92.50

1 SINGLE FAM – 0% - 2023 Heated Area: 2084 HX Base Yr



95440 SONOMA DR, FERNANDINA BEACH

BLD DATE	01/15/2009	RK	LGL DATE		
XF DATE	01/15/2009	RK	LAND DATE	05/18/2023	MLU
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	250,235
TOTAL MARKET OB/XF VALUE	7,076
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	332,311
SOH/AGL Deduction	2,842
ASSESSED VALUE	329,469
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	329,469
TOTAL JUST VALUE	332,311
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	299,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13606	MECH OTHER	0	02/01/2008
P12948	OTHER	0	01/01/2008
C20507	CO ISSUED	0	09/01/2007
B20507	NEW CONSTR	239,990	09/01/2007
R10699	REPAIR/RRF	1,500	09/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2590/0528	9/12/2022	WD	U	I	11	100
GRANTOR: SFR JV-2 PROPERTY LLC						
GRANTEE: SFR JV-2 DDTL BORRO						
2567/0806	5/27/2022	WD	U	I	37	390,000
GRANTOR: BETTER HOME BUYERS LL						
GRANTEE: SFR JV-2 PROPERTY L						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2008] W13BAS=[YR=2008] N3 W26 S45 FGR=[YR=2008]
S21 E20 N5 E2 FOP=[YR=2008] E6 N2 W1 N6 W5 S8 $ N16 W22 $
E22 S8 E5 S6 E12 N49 W13 N7 $ S7 E13 N7 $ PTR= E30
FUS=[YR=2008] E13 S10 D5 L5 S15 W4 N13 W4 N17 $ W30 $.

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	608.00	SF	5.20	5.20	100	2008	2008	3	89	2,814	
2	0476	VF 6 SBPL	0	0	0	0	180.00	LF	32.00	32.00	100	2008	2008	3	74	4,262	

LAND DESCRIPTION

TOTAL OB/XF 7,076

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	75,000.00	75,000.00	75,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS