

LOT 25
VILLAGES OF WOODBRIDGE PHASE 2
PBK 8/152

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

2024

40-2N-28-226V-0025-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	08	SHT VINYL 40
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	4068.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,707	100	1,707	185,788
FGR	460	55	253	27,536
FOP	42	30	13	1,415
FOP	108	30	32	3,483
PTO	308	5	15	1,632
TOTALS	2,625		2,020	219,856

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	19	3	57.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	0	35	16	560.00	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	000134	C	SFR POND	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	2,020	117.5020	111.63	225,493	2017	2017	0	0	2.50	97.50
1 SINGLE FAM - 0% - 2023 Heated Area: 1707 HX Base Yr											
BLD DATE: 05/18/2023 MLU											
XF DATE: 05/18/2023 MLU											
INC DATE: 05/18/2023 MLU											

TOTAL OB/XF											
3,890											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		219,856	
TOTAL MARKET OB/XF VALUE		3,890	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		298,746	
SOH/AGL Deduction		3,587	
ASSESSED VALUE		295,159	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		295,159	
TOTAL JUST VALUE		298,746	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		268,326	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1705248	CO ISSUED	0	12/01/2017
B1705248	NEW CONSTR	218,695	06/13/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2716/1146	6/05/2024	SW U	I	I	11
GRANTOR: SFR JV-2 NTL BORROWER					
GRANTEE: SFR JV-2 2024-2 BOR					
2597/0846	10/17/2022	WD U	I	I	11
GRANTOR: SFR JV-2 PROPERTY LLC					
GRANTEE: SFR JV-2 NTL BORROW					

BUILDING NOTES											
BAS=[YR=2017;ORIG=0,0] W12 S5 D3L3 W11 N16 W14 S63 E13 N8 N6 E7 N6 E20 N35 \$											
FGR=[YR=2017;ORIG=-20,47] S11 E20 N23 W20 S12 \$											
FOP=[YR=2017;ORIG=-12,0] W14 S8 E11 U3R3 N5 \$											
FOP=[YR=2017;ORIG=-27,47] E7 N6 W7 S6 \$											
PTO=[YR=2024;ORIG=-26,-14] E22 S14 W22 N14 \$											