

LOT 87
IN OR 2534/1392
HICKORY VILLAGE #1 PB 6/369

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

2024

42-2N-27-435H-0087-0000



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 Floo	08	SHT VINYL 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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4047.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,028	100	2,028	212,232
FGR	462	55	254	26,581
FOP	60	30	18	1,884
FSP	296	40	118	12,349
PTO	48	5	2	209

TOTALS	2,894		2,420	253,254
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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	684.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	0	0	0	155.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	
4	0855	CONC PAVER	0	0	24	3	72.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0		RSF-2	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,420	120.5890	114.56	277,235	2005	2005	0	0	8.65	91.35
1 SINGLE FAM - 0% - 2023 Heated Area: 2028 HX Base Yr											

86503 SAND HICKORY TRL, YULEE	BLD DATE 03/14/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	0811	CONCRETE B	0	0	0	0	684.00	SF	5.20	5.20	100	2005	2005	3	86	3,059	
2	0476	VF 6 SBPL	0	0	0	0	155.00	LF	32.00	32.00	100	2005	2005	3	66	3,274	
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2005	2005	3	66	198	
4	0855	CONC PAVER	0	0	24	3	72.00	SF	10.00	10.00	100	2005	2005	3	86	619	

TOTAL OB/XF											
7,150											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		253,254	
TOTAL MARKET OB/XF VALUE		7,150	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		315,404	
SOH/AGL Deduction		0	
ASSESSED VALUE		315,404	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		315,404	
TOTAL JUST VALUE		315,404	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		304,253	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0409052	H/AC	0	12/01/2004
B0413312	NEW CONSTR	145,636	07/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2576/1502	7/07/2022	SW	U	I	11
GRANTOR: SFR JV-2 PROPERTY LLC					
GRANTEE: SFR JV-2 2022-2 BOR					
2534/1392	1/25/2022	WD	Q	I	01
GRANTOR: JOHNSON TARYN L & DAV					
GRANTEE: SFR JV-2 PROPERTY L					

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=2005] W4 FSP=[YR=2005] W18 S12 BAS=[YR=2005] W28 S46 E10 FOP=[YR=2005] S4 E9 N4 W1 N4 W6 S4 W2\$ E2 N4 E6 S4 E11 FGR=[YR=2005] S14 E21 N22 W21 S8\$ N8 E21 N38 W8 S8 W10 N8 W4 \$ E4 S8 E10 N8 E4 N12\$ S12 E4 N12\$.											