LOT 12
THE HIDEAWAY #2 PB 7/233

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

2024

42-2N-27-4370-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

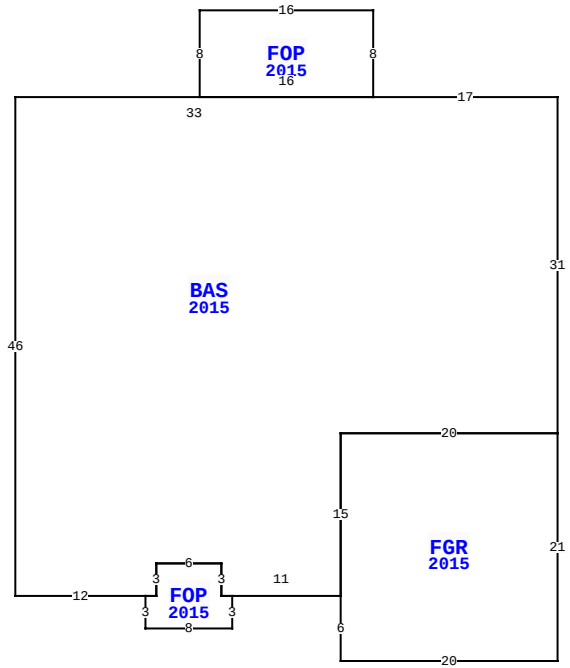
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4071.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,982	100	1,982	241,833
FGR	420	55	231	28,186
FOP	42	30	13	1,586
FOP	128	30	38	4,637
TOTALS	2,572		2,264	276,241

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,264	133.0987	126.44	286,260	2015	2015	0	0	0	3.50	96.50

1 SINGLE FAM – 0% - 0 Heated Area: 1982 HX Base Yr



BLD DATE	05/17/2022	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

86027 MIRAGE PL, YULEE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	276,241
TOTAL MARKET OB/XF VALUE	2,727
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	328,968
SOH/AGL Deduction	11,815
ASSESSED VALUE	317,153
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	317,153
TOTAL JUST VALUE	328,968
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	305,086

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429700	CO ISSUED	0	04/23/2015
B1429777	NEW CONSTR	244,469	12/01/2014

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						
2460/1948	5/10/2021	WD	Q	I	01	291,000
GRANTOR: THAYER JOHN W & JENNI						
GRANTEE: SFR JV-1 PROPERTY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W17 FOP=[YR=2015] N8 W16 S8 E16 $ W33 S46 E12
FOP=[YR=2015] S3 E8 N3W1 N3 W6 S3 W1 $ E1 N3 E6 S3 E11
FGR=[YR=2015] S6 E20 N21 W20 S15 $ N15 E20 N31 $.

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	552.00	SF	5.20	5.20	100	2015	2015	3	95	2,727	

LAND DESCRIPTION

TOTAL OB/XF 2,727

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	50,000.00	50,000.00	50,000							

REVIEW DATE 05/17/2021 BY NWX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS