LOT 114
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-27-4370-0114-0000

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 80
Interior Floo	14	CARPET 20
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

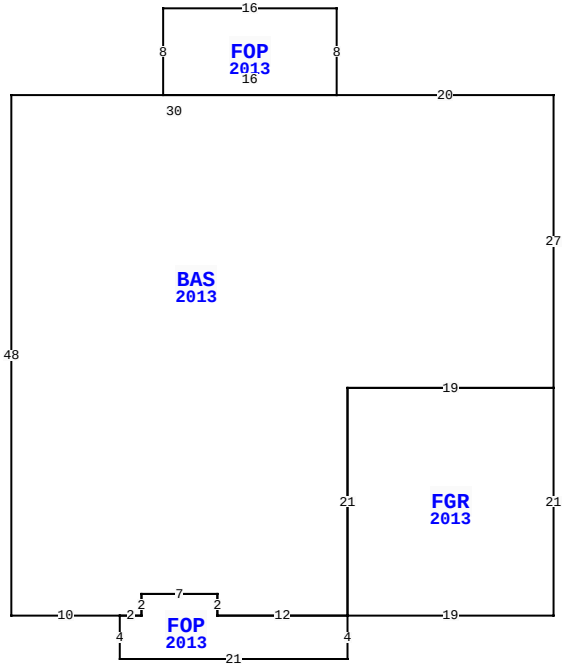
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,987	100	1,987	242,587
FGR	399	55	219	26,737
FOP	98	30	29	3,540
FOP	128	30	38	4,639
TOTALS	2,612		2,273	277,504

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,273	134.5638	127.84	290,580	2013	2013	0	0	0	4.50	95.50

1 SINGLE FAM – 0% - 0 Heated Area: 1987 HX Base Yr



86301 FORTUNE DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	277,504
TOTAL MARKET OB/XF VALUE	8,046
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	335,550
SOH/AGL Deduction	8,274
ASSESSED VALUE	327,276
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	327,276
TOTAL JUST VALUE	335,550
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	316,773

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1226732	CO ISSUED	0	05/01/2013
E1325738	NEW CONSTR	0	01/01/2013
P1316340	NEW CONSTR	0	01/01/2013
B1226732	NEW CONSTR	233,006	12/01/2012

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						
2469/1591	6/09/2021	WD	Q	I	01	296,300
GRANTOR: ZILLOW HOMES PROPERTY						
GRANTEE: SFR JV-1 PROPERTY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W20 FOP=[YR=2013] N8 W16 S8 E16 $ W30 S48 E10
FOP=[YR=2013] S4 E21 N4 FGR=[YR=2013] E19 N21 W19 S21 $ W12
N2 W7 S2 W2 $ E2 N2 E7 S2 E12 N21 E19 N27 $.

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	756.00	SF	5.20	5.20	100	2013	2013	3	94	3,695	
2	0476	VF 6 SBPL	0	0	0	0	120.00	LF	32.00	32.00	100	2021	2021	3	98	3,763	
3	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	98	588	

LAND DESCRIPTION

TOTAL OB/XF 8,046

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