

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

**42-2N-27-4371-0005-0000**

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall17CB STUCCO 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 70

Interior Floo11CLAY TILE 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories Units1. 1. 100  
0 100

Occupancy00NONE 100

Quality06Quality Level 06

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4071.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,7451001,745194,433

FGR4415524327,076

FOP3630111,226

FOP16030485,348

TOTALS2,3822,047228,083

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A0000490.00SF6.506.50100200920093902,867

20810CONCRETE A00013339.00SF6.506.5010020092009390228

LAND DESCRIPTIONTOTAL OB/XF3,095

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% COND TOT ADJUNIT PRICEDJ UNIT PRICELAND VALUETHOTER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR00003PUD0.000.001.00LT1.001.001.0050,000.0050,000.0050,000REVIEW DATE11/18/2019BYTWATotal Acres: 0.00Total Land Value: 50,000Market: 0Agricultural: 0Common: 50,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYBECONFNCTNORM% COND

0100012,047126.1113119.81245,25120092009007.0093.00

SINGLE FAM - 0% - 2023Heated Area: 1745HX Base Yr

BLD DATE05/17/2022NW

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE228,083

TOTAL MARKET OB/XF VALUE3,095

TOTAL LAND VALUE - MARKET50,000

TOTAL MARKET VALUE281,178

SOH/AGL Deduction0

ASSESSED VALUE281,178

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE281,178

TOTAL JUST VALUE281,178

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE261,500

PERMIT NUMDESCRIPTIONAMTISSUED

C22489CO ISSUED009/15/2009

M14621MECH OTHER006/01/2009

B22489NEW CONSTR175,00005/01/2009

P13776PLUMBING005/01/2009

R11887REPAIR/RRF4,50005/01/2009

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2716/11466/05/2024SWUUI11100

GRANTOR:SFR JV-2 NTL BORROWER

GRANTEE:SFR JV-2 2024-2 BOR

2597/084610/17/2022WDUUI11100

GRANTOR:SFR JV-2 PROPERTY LLC

GRANTEE:SFR JV-2 NTL BORROW

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2009] W20 BAS=[YR=2009] W20 S60 E13 N3

FOP=[YR=2009] E6 FGR=[YR=2009] S3 E21 N21 W21 S18\$ N6 W6

S6\$ N6 E6 N12 E21 N31 W20 N8\$ S8 E20 N8\$.