LOT 22
CARTESIAN POINTE #3 PB 7/124

SFR JV-2 2023-1 BORROWER LLC
15771 RED HILL AVE SUITE 100
TUSTIN, CA 92780

2025

08-2N-27-0232-0022-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	13	LVT/LAMNT 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	04	Quality Level 04

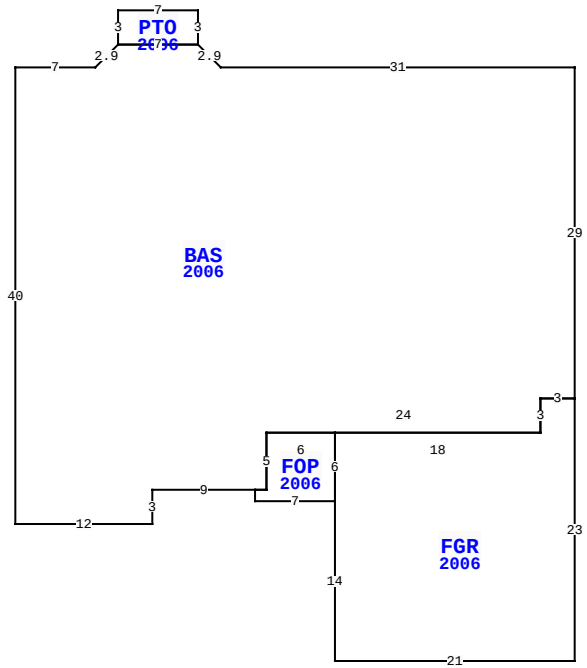
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4050.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,723	100	2006	1,723	181,990
FGR	429	55	2006	236	24,928
FOP	37	30	2006	11	1,162
PTO	21	5	2006	1	106
TOTALS	2,210			1,971	208,184

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,971	116.0712	116.07	228,774	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1723 HX Base Yr



76129 LONG POND LOOP, YULEE

BLD DATE	03/20/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	965.00	SF	5.20	5.20	100	2006	2006	3	86	4,315	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	208,184
TOTAL MARKET OB/XF VALUE	4,315
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	262,499
SOH/AGL Deduction	0
ASSESSED VALUE	262,499
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	262,499
TOTAL JUST VALUE	262,499
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	253,234

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0617929	CO ISSUED	142,164	08/01/2006
E17943	ELEC OTHER	1,500	08/01/2006
M11979	MECH OTHER	0	08/01/2006
P11392	OTHER	0	08/01/2006
B0617929	NEW CONSTR	142,164	08/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2653/610	7/11/2023	SW	U	I	11	100
GRANTOR: SFR JV-2 PROPERTY LLC						
GRANTEE: SFR JV-2 2023-1 BOR						
2582/1824	8/08/2022	WD	Q	I	01	335,200
GRANTOR: NOVAKOVIC ANA						
GRANTEE: SFR JV-2 PROPERTY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W31 U2 L2 PTO=[YR=2006] N3 W7 S3 E7$ W7 L2 D2 W7 S40 E12 N3 E9 FOP=[YR=2006] S1 E7 FGR=[YR=2006] S14 E21 N23 W3 S3 W18 S6$ N6W6 S5 W1$E1 N5 E24 N3E3 N29$.

LAND DESCRIPTION

TOTAL OB/XF 4,315

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	RES	0	0003	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 07/30/2025 BY SYS