LOT 69
CARTESIAN POINTE #3 PB 7/124

SFR JV-2 2022-1 BORROWER LLC
C/O TRICON AMERICAN HOMES LLC, 15771 RED HILL AVE STE 100
TUSTIN, CA 92780

2025

08-2N-27-0232-0069-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 60
Interior Floo	11	CLAY TILE 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

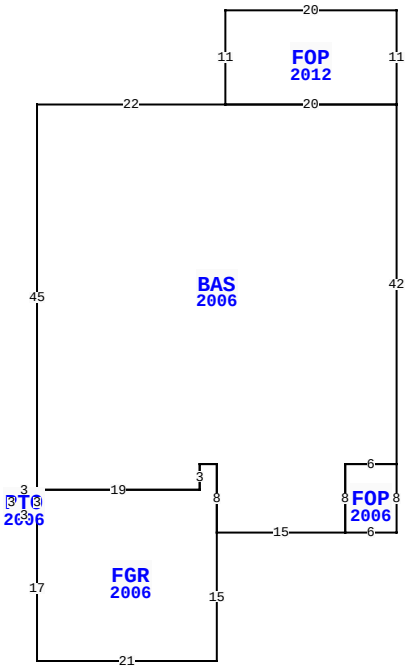
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4050.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,941	100	2006	1,941	205,740
FGR	426	55	2006	234	24,803
FOP	48	30	2006	14	1,484
FOP	220	30	2012	66	6,996
PTO	9	5	2006	0	0
TOTALS	2,644			2,255	239,022

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,255	116.4828	116.48	262,662	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1941 HX Base Yr



86614 CARTESIAN POINTE DR, YULEE

BLD DATE	03/20/2023 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	254,588
TOTAL MARKET OB/XF VALUE	7,005
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	311,593
SOH/AGL Deduction	0
ASSESSED VALUE	311,593
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	311,593
TOTAL JUST VALUE	311,593
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	300,495

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530313	GARAGE	36,397	04/01/2015
C0617102	CO ISSUED	0	05/01/2006
B0617102	NEW CONSTR	0	05/01/2006
E17278	ELEC OTHER	1,500	05/01/2006
M11484	MECH OTHER	0	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2554/0860	4/07/2022	QC	U	I	11	100
GRANTOR: SFR JV-2 PROPERTY LLC						
GRANTEE: SFR JV-2 2022-1 BOR						
2505/0477	10/13/2021	WD	Q	I	01	308,200
GRANTOR: ZILLOW HOMES PROPERTY						
GRANTEE: SFR JV-2 PROPERTY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] E22 FOP=[YR=2012] N11 E20 S11 W20$ E20 S42 FOP=[YR=2006] S8 W6 N8 E6$ W6 S8 W15 FGR=[YR=2006] S15 W21 N17 PTO=[YR=2006] W3 N3 E3 S3$ N3 E19 N3 E2 S8$ N8 W2 S3 W19 N45$.

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	882.00	SF	5.20	5.20	100	2006	2006	3	86	3,944	
2	0810	CONCRETE A	0	0	3	18	54.00	SF	6.50	6.50	100	2015	2015	3	95	333	
3	0476	VF 6 SBPL	0	0	0	0	98.00	LF	32.00	32.00	100	2015	2015	3	87	2,728	

LAND DESCRIPTION

TOTAL OB/XF 7,005

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 03/17/2022 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur		N/A 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

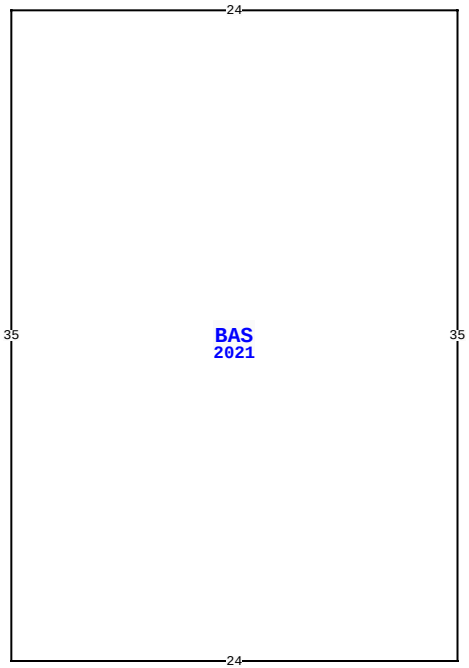
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4050.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2021	840	15,566
TOTALS	840			840	15,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	55.6600	20.59	17,296	2015	2015	0	0	0	10.00	90.00

2 GARAGE RES – 0% - 2023 Heated Area: 840 HX Base Yr



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GRANTOR: ZILLOW HOMES PROPERTY						
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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W24 S35 E24 N35$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/17/2022 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS