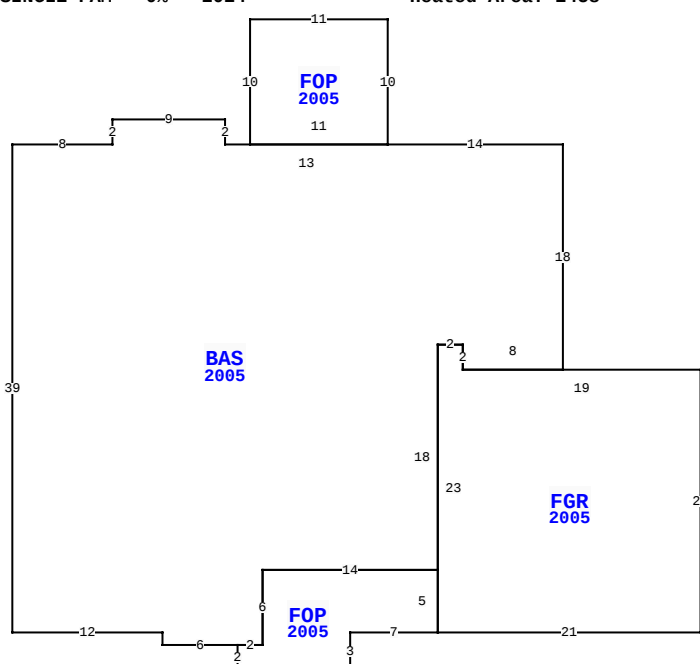


SFR JV-2 2023-1 BORROWER LLC
15771 RED HILL AVE SUITE 100
TUSTIN, CA 92780

09-2N-27-0230-0059-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		05	AVERAGE 70		0100	01	1,764	114.3450	114.34	201,696	2005	2005		0		0	9.33	90.67	VALUATION BY					STANDARD										
Exterior Wall		16	WD FR STUC 30		1 SINGLE FAM - 0% - 2024										Heated Area: 1458					HX Base Yr					Tax Group: 4					Tax Dist:				
Roof Structur		03	GABLE/HIP 100																	BUILDING MARKET VALUE					182,878									
Roof Cover		03	COMP SHNGL 100																	TOTAL MARKET OB/XF VALUE					3,957									
Interior Wall		05	DRYWALL 100																	TOTAL LAND VALUE - MARKET					50,000									
Interior Floo		14	CARPET 80																	TOTAL MARKET VALUE					236,835									
Interior Floo		08	SHT VINYL 20																	SOH/AGL Deduction					0									
Air Condition		03	CENTRAL 100																	ASSESSED VALUE					236,835									
Heating Type		04	AIR DUCTED 100																	TOTAL EXEMPTION VALUE					0									
Bedrooms		3	100																	BASE TAXABLE VALUE					236,835									
Bathrooms		2	100																	TOTAL JUST VALUE					236,835									
Frame		02	WOOD FRAME 100																	NCON VALUE					0									
Stories		1.	1. 100		INCOME VALUE																													
Units		0	100		PREVIOUS YEAR MKT VALUE					229,100																								
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	1,458	100	2005	1,458	151,154																													
FGR	445	55	2005	245	25,399																													
FOP	95	30	2005	28	2,903																													
FOP	110	30	2005	33	3,421																													
TOTALS		2,108			1,764	182,878																												
EXTRA FEATURES					86916 CARTESIAN POINTE DR, YULEE																													
L N	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	906.00	SF	5.20	5.20	100	2005	2005	3	84	3,957																		