LOT 48
CARTESIAN POINTE #2 PB 7/35

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

2025

09-2N-27-0231-0048-0000

BUILDING CHARACTERISTICS

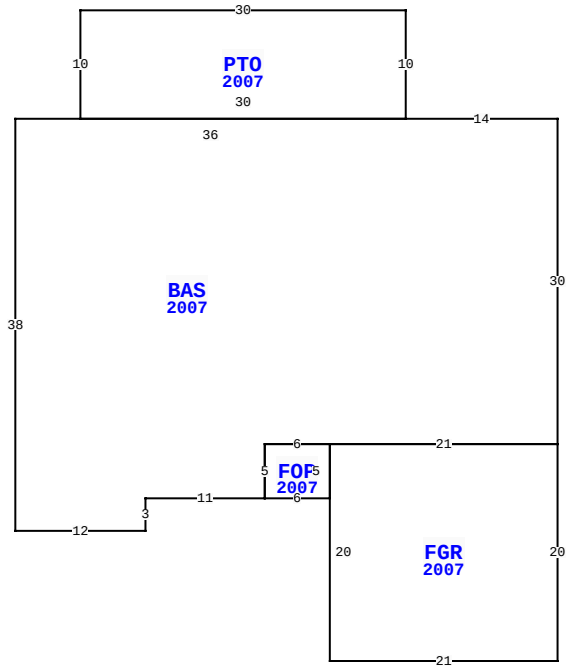
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,651	100	2007	1,651	166,339
FGR	420	55	2007	231	23,273
FOP	30	30	2007	9	907
PTO	300	5	2007	15	1,511
TOTALS	2,401			1,906	192,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,906	109.6914	109.69	209,069	2007	2007	0	0	0	8.15	91.85

1 SINGLE FAM – 0% - 2024 Heated Area: 1651 HX Base Yr



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

86744 CARTESIAN POINTE DR, YULEE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	192,030
TOTAL MARKET OB/XF VALUE	3,244
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	245,274
SOH/AGL Deduction	0
ASSESSED VALUE	245,274
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	245,274
TOTAL JUST VALUE	245,274
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	236,708

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12210	MECH OTHER	0	11/01/2006
P11624	OTHER	0	10/01/2006
C18571	CO ISSUED	0	09/01/2006
R09755	REPAIR/RRF	2,000	09/01/2006
B18571	NEW CONSTR	159,654	09/01/2006

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						
2585/1018	8/17/2022	WD	U	I	37	315,100
GRANTOR: HARVEY CHAD						
GRANTEE: SFR JV-2 PROPERTY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W14 PTO=[YR=2007] N10 W30 S10 E30$ W36 S38 E12 N3 E11 FOP=[YR=2007] E6 N5 W6 S5$ N5 E6 FGR=[YR=2007] S20 E21 N20 W21$ E21 N30$.

EXTRA FEATURES

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	678.00	SF	5.20	5.20	100	2012	2012	3	92	3,244	

LAND DESCRIPTION

TOTAL OB/XF 3,244

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		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