LOT 56
LUMBER CREEK PUD-PHASE 2
PBK 8/217

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

2025

09-2N-27-1291-0056-0000

BUILDING CHARACTERISTICS

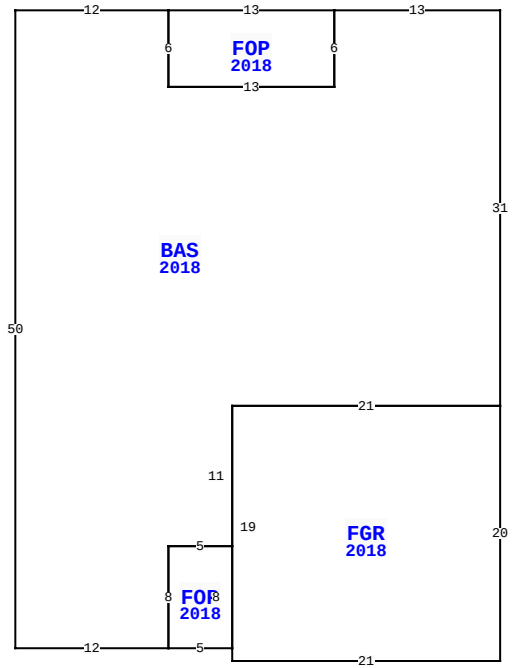
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	4073.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,383	100	2018	1,383	161,744
FGR	420	55	2018	231	27,015
FOP	40	30	2018	12	1,403
FOP	78	30	2018	23	2,690
TOTALS	1,921			1,649	192,853

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,649	119.9520	119.95	197,798	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 0% - 2024 Heated Area: 1383 HX Base Yr



77094 CROSSCUT WAY, YULEE

BLD DATE	06/02/2022	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	192,853
TOTAL MARKET OB/XF VALUE	3,036
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	245,889
SOH/AGL Deduction	0
ASSESSED VALUE	245,889
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	245,889
TOTAL JUST VALUE	245,889
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	237,182

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002806	CO ISSUED	0	03/19/2018
B1709751	NEW CONSTR	184,212	11/02/2017

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						
2572/0847	6/21/2022	WD	Q	I	01	350,100
GRANTOR: SHAW DAMION RICARDO						
GRANTEE: SFR JV-2 PROPERTY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W13 FOP=[YR=2018] W13 S6 E13 N6$ S6 W13 N6 W12 S50 E12 FOP=[YR=2018] E5 FGR=[YR=2018] S1 E21 N20 W21 S19$ N8 W5 S8$ N8 E5 N11 E21 N31$.

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	602.00	SF	5.20	5.20	100	2018	2018	3	97	3,036	

LAND DESCRIPTION

TOTAL OB/XF 3,036

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 03/10/2021 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS