

LOT 75
LUMBER CREEK PUD-PHASE 2
PBK 8/217

SFR JV-1 2021-1 BORROWER LLC
C/O TRICON AMERICAN HOMES LLC, 1508 BROOKHOLLOW DRIVE
SANTA ANA, CA 92705

2025

09-2N-27-1291-0075-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 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	1,629	100	2018	1,629	177,228
FGR	400	55	2018	220	23,935
FOP	35	30	2018	10	1,088
FOP	56	30	2018	17	1,850
TOTALS	2,120			1,876	204,100

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	670.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS																												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																
0100	01	1,876	112.1610	112.16	210,412	2018	2018	0	0	0	3.00	97.00																
1 SINGLE FAM - 0% - 0																												
Heated Area: 1629																												
HX Base Yr																												
FOP 2018 BAS 2018 FGR 2018 707 2018																												
77834 LUMBER CREEK BLVD, YULEE																												
<table><tr><td>BLD DATE</td><td>06/02/2022</td><td>NW</td><td>LGL DATE</td><td></td></tr><tr><td>XF DATE</td><td></td><td></td><td>LAND DATE</td><td></td></tr><tr><td>INC DATE</td><td></td><td></td><td>AG DATE</td><td></td></tr></table>														BLD DATE	06/02/2022	NW	LGL DATE		XF DATE			LAND DATE		INC DATE			AG DATE	
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TOTAL OB/XF 3,379													
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		204,100	
TOTAL MARKET OB/XF VALUE		3,379	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		257,479	
SOH/AGL Deduction		0	
ASSESSED VALUE		257,479	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		257,479	
TOTAL JUST VALUE		257,479	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		248,270	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18005706	CO ISSUED	0	06/05/2018
B1801281	NEW CONSTR	209,154	02/06/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2512/1452	11/09/2021	SW	U	I	11	100	
GRANTOR: SFR JV-1 PROPERTY LLC							
GRANTEE: SFR JV-1 2021-1 BOR							
2414/0968	12/03/2020	WD	U	I	38	215,000	
GRANTOR: FOX PATRICK & REBECCA							
GRANTEE: SFR JV-1 PROPERTY L							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W13 S5 FOP=[YR=2018] W14 S4 E14 N4\$ S4 W14 N4 W13 S32 FGR=[YR=2018] S20 E20 N2 FOP=[YR=2018] E5 N7 W5 S7\$ N18 W20\$ E20 S11 E5 S8 E15 N56\$.									