LOT 121
LUMBER CREEK PUD-PHASE 3
OR 2226/853

SFR JV-HD 2024-1 BORROWER LLC
C/O TRICON AMERICAN HOMES LLC, 15771 RED HILL AVENUE SUITE
TUSTIN, CA 92780

2025

09-2N-27-1292-0121-0000

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	11	CLAY TILE 70
Interior Floo	14	CARPET 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

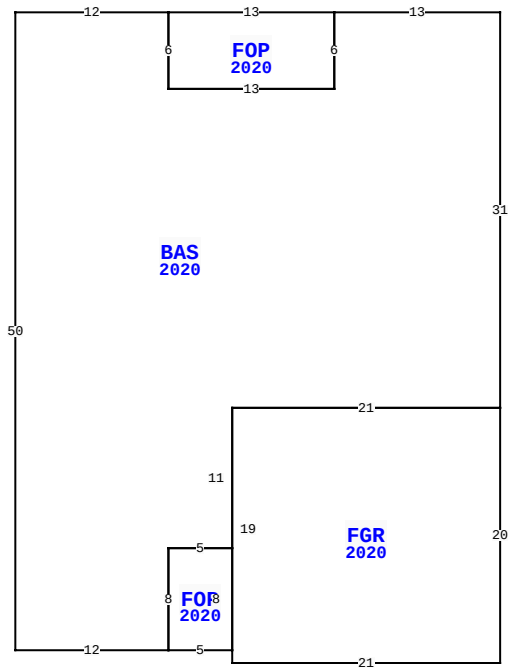
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,383	100	2020	1,383	176,684
FGR	420	55	2020	231	29,512
FOP	40	30	2020	12	1,533
FOP	78	30	2020	23	2,938
TOTALS	1,921			1,649	210,667

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	129.6981	129.70	213,875	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 0% - 2025 Heated Area: 1383 HX Base Yr



77063 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	210,667
TOTAL MARKET OB/XF VALUE	3,231
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	263,898
SOH/AGL Deduction	0
ASSESSED VALUE	263,898
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	263,898
TOTAL JUST VALUE	263,898
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	254,405

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007749	CO ISSUED	0	08/26/2020
20002197	NEW CONSTR	194,166	04/03/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2706/974	4/16/2024	SW	U	I	11	100
GRANTOR: SFR JV-HD PROPERTY LL						
GRANTEE: SFR JV-HD 2024-1 BO						
2587/1045	8/29/2022	WD	Q	I	01	341,100
GRANTOR: RICHARDSON JOSHUA & P						
GRANTEE: SFR JV-HD PROPERTY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W13 FOP=[YR=2020] W13 S6 E13 N6$ S6 W13 N6 W12 S50 E12 FOP=[YR=2020] E5 FGR=[YR=2020] 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	634.00	SF	5.20	5.20	100	2020	2020	3	98	3,231	

LAND DESCRIPTION

TOTAL OB/XF 3,231

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	000135	C	RES NATURAL	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 10/27/2020 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS