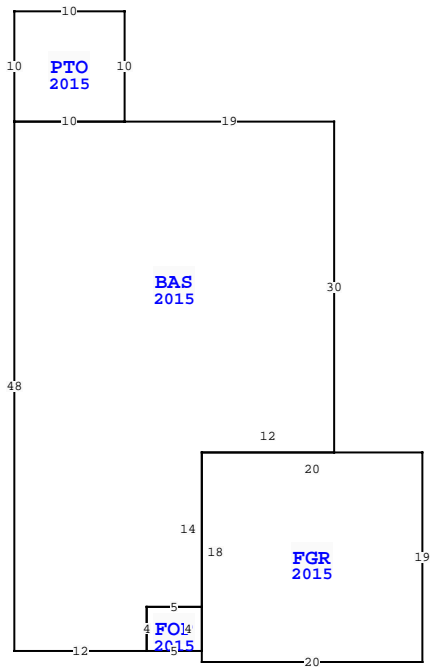




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD	DESCRIPTION	CD
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 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	06	Quality Level 06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4107.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,156	100	2015
FGR	380	55	2015
FOP	20	30	2015
PTO	100	5	2015
TOTALS	1,656		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1												
1 SINGLE FAM - 0% - 2025 Heated Area: 1156 HX Base Yr												



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		176,508
TOTAL MARKET OB/XF VALUE		3,488
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		254,996
SOH/AGL Deduction		0
ASSESSED VALUE		254,996
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		254,996
TOTAL JUST VALUE		254,996
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,048

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429508	CO ISSUED	0	01/20/2015
B1429508	NEW CONSTR	149,390	10/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2716/1146	6/05/2024	SW U		I	11	100
GRANTOR: SFR JV-2 NTL BORROWER						
GRANTEE: SFR JV-2 2024-2 BOR						
2597/0846	10/17/2022	WD U		I	11	100
GRANTOR: SFR JV-2 PROPERTY LLC						
GRANTEE: SFR JV-2 NTL BORROW						

EXTRA FEATURES		95109 CYPRESS TR, FERNANDINA BEACH													
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		706.00	SF	5.20				3,488	

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	06/23/2023	MLU
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BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2015] W19 PTO=[YR=2015] N10 W10 S10 E10 \$ W10 S48 E12 FOP=[YR=2015] E5 FGR=[YR=2015] S1 E20 N19 W20 S18 \$ N4 W5 S4 \$ N4 E5 N14 E12 N30 \$.	

LAND DESCRIPTION		TOTAL OB/XF 3,488																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	75,000.00	75,000.00	75,000							