

LOT 19
CYPRESS PALM GARDENS REPLAT
PBK 8/66

SFR JV-2 2024-2 BORROWER LLC
C/O TRICON AMERICAN HOMES LLC, 15771 RED HILL AVENUE STE 10
TUSTIN, CA 92780

2025

32-2N-28-0210-0019-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	736	100	2014	736	86,129
FGR	420	55	2014	231	27,033
FOP	75	30	2014	22	2,574
FUS	840	100	2014	840	98,299
USP	280	30	2015	84	9,830

TOTALS	2,351			1,913	223,865
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	708.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	0	0	0	260.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	
4	0462	ST/AL FNC	0	0	75	0	300.00	SF	10.00	10.00	
5	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	
6	0820	WOOD WALK	0	0	100	3	300.00	SF	11.75	11.75	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000134	C	RES POND	0		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,913	122.7303	122.73	234,782	2014	2014	0	0	4.65	95.35
1 SINGLE FAM - 0% - 2025											
Heated Area: 1576											
HX Base Yr											

95128 CYPRESS TR, FERNANDINA BEACH	BLD DATE	LGL DATE	06/23/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		223,865	
TOTAL MARKET OB/XF VALUE		15,389	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		314,254	
SOH/AGL Deduction		0	
ASSESSED VALUE		314,254	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		314,254	
TOTAL JUST VALUE		314,254	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		304,729	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530053	ADDITION	6,435	02/01/2015
B1429222	CO ISSUED	0	10/23/2014
B1429222	NEW CONSTR	192,419	08/01/2014

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							

BUILDING NOTES											
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BUILDING DIMENSIONS											
USP=[YR=2015] W28 S10 BAS=[YR=2014] S30 FOP=[YR=2014] S5 E15 FGR=[YR=2014] S7 E21 N20 W21 S13 \$ N5 W15 \$ E15 N8 E13 N22 W28 \$E28 N10 \$ PTR= E30 FUS=[YR=2014] E28 S30 W28 N30 \$ W30 \$.											