LOT 82
HERON ISLES PHASE 1 REPLAT
PB 7/152

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

2025

37-3N-28-0740-0082-0000

BUILDING CHARACTERISTICS

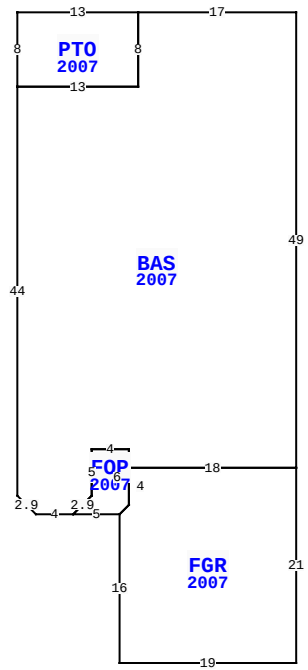
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,394	100	2007	1,394	149,717
FGR	395	55	2007	217	23,306
FOP	30	30	2007	9	967
PTO	104	5	2007	5	537
TOTALS	1,923			1,625	174,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,625	116.7390	116.74	189,702	2007	2007	0	0	0	8.00	92.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1394 HX Base Yr



96082 TIDAL BAY CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	174,526
TOTAL MARKET OB/XF VALUE	4,275
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	243,801
SOH/AGL Deduction	0
ASSESSED VALUE	243,801
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	243,801
TOTAL JUST VALUE	243,801
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	233,957

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19205	NEW CONSTR	2,000	05/01/2007
M12952	H/AC	0	05/01/2007
C19764	CO ISSUED	0	04/01/2007
B19764	NEW CONSTR	126,600	04/01/2007
P12330	NEW CONSTR	0	04/01/2007
R10278	REPAIR/RRF	5,000	04/01/2007

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						
2590/0482	8/31/2022	WD	Q	I	01	297,500
GRANTOR: DIPRONIO ROBERT A JR						
GRANTEE: SFR JV-2 PROPERTY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W17 PTO=[YR=2007] W13S8E13N8 $ S8W13 S44 D2 R2 E4 FOP=[YR=2007] E5 FGR=[YR=2007] S16E19N21W18S4 L1 D1 $ R1 U1 N6W4S5 L2 D2 $ U2 R2 N5 E4S2E18N49$.

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	0810	CONCRETE A	0	0	42	16	672.00	SF	6.50	6.50	100	2007	2007	3	87	3,800	
2	0810	CONCRETE A	0	0	28	3	84.00	SF	6.50	6.50	100	2007	2007	3	87	475	

LAND DESCRIPTION

TOTAL OB/XF 4,275

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	65,000.00	65,000.00	65,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS