

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

37-3N-28-0740-0319-0000

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 80			
Interior Floo	08	SHT VINYL 20			
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	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	1,222	100	2012	1,222	137,455
FGR	368	55	2012	202	22,722
FOP	30	30	2012	9	1,012
PTO	81	5	2012	4	450
TOTALS	1,701			1,437	161,638

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,437	119.0280	119.03	171,046	2012	2012	0	0	0	5.50	94.50

1 SINGLE FAM - 0% - 0
Heated Area: 1222
HX Base Yr

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/13/2025 MLU

EXTRA FEATURES

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	494.00 SF	5.20	100	2012	2012	3	92	2,363	

LAND DESCRIPTION

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	65,000.00	65,000.00	65,000							

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	161,638
TOTAL MARKET OB/XF VALUE	2,363
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	229,001
SOH/AGL Deduction	0
ASSESSED VALUE	229,001
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	229,001
TOTAL JUST VALUE	229,001
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	219,105

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

2446/0953 3/24/2021 WD Q I 01 209,100

GRANTOR: FRIEDERICH'S BRIAN

GRANTEE: SFR JV-1 PROPERTY L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W21 S5 PTO=[YR=2012] W9 S9 E9 N9 \$ S9 W9 S27 FOP=[YR=2012] S6 E5 N6 W5 \$ E5 S6 E9 FGR=[YR=2012] S21 E16 N23 W16 S2 \$ N2 E16 N45 \$.

REVIEW DATE

05/12/2019

BY

KBA

Total Acres: 0.00

Total Land Value: 65,000

Market: 0

Agricultural: 0

Common: 65,000

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