LOT 336
HERON ISLES #2 PB 7/218

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

2025

37-3N-28-0740-0336-0000

BUILDING CHARACTERISTICS

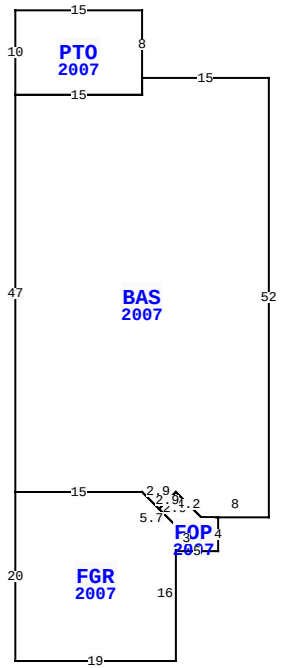
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,473	100	2007	1,473	158,846
FGR	372	55	2007	205	22,107
FOP	29	30	2007	9	971
PTO	150	5	2007	8	862
TOTALS	2,024			1,695	182,787

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,695	117.2850	117.28	198,790	2007	2007	0	0	0	8.05	91.95

1 SINGLE FAM – 0% - 2024 Heated Area: 1473 HX Base Yr



96031 AQUA VISTA CT, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	182,787
TOTAL MARKET OB/XF VALUE	3,885
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	251,672
SOH/AGL Deduction	0
ASSESSED VALUE	251,672
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	251,672
TOTAL JUST VALUE	251,672
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	241,848

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19229	NEW CONSTR	2,000	05/01/2007
M12899	H/AC	0	05/01/2007
C19770	CO ISSUED	0	04/01/2007
B19770	NEW CONSTR	133,122	04/01/2007
P12312	NEW CONSTR	0	04/01/2007
R10280	REPAIR/RRF	3,000	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						
2586/1972	8/25/2022	WD	Q	I	01	325,000
GRANTOR: DYKHUIS DAVID S & KAT						
GRANTEE: SFR JV-2 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W15 PTO=[YR=2007] N8W15S10 E15N2$ S2W15 S47 FGR=[YR=2007] S20 E19N16 L4 U4 W15$E15 D2 R2 FOP=[YR=2007] D2 R2 S3E5N4W2 L3 U3 D2 L2 $ U2 R2 D3 R3 E8 N52$.

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	39	16	624.00	SF	6.50	6.50	100	2007	2007	3	87	3,529	
2	0810	CONCRETE A	0	0	21	3	63.00	SF	6.50	6.50	100	2007	2007	3	87	356	

LAND DESCRIPTION

TOTAL OB/XF 3,885

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	000134	C	RES POND	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