LOT 433
HERON ISLES #2 PB 7/218

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

2025

37-3N-28-0740-0433-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
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		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

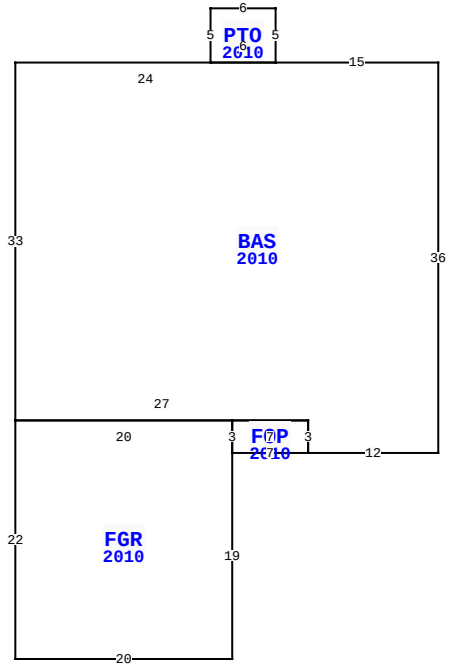
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,323	100	2010	1,323	148,220
FGR	440	55	2010	242	27,112
FOP	21	30	2010	6	672
PTO	30	5	2010	2	224
TOTALS	1,814			1,573	176,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,573	119.9520	119.95	188,681	2010	2010	0	0	0	6.60	93.40

1 SINGLE FAM – 0% - 2025 Heated Area: 1323 HX Base Yr



96052 OUT CREEK WAY, 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	176,228
TOTAL MARKET OB/XF VALUE	3,145
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	244,373
SOH/AGL Deduction	0
ASSESSED VALUE	244,373
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	244,373
TOTAL JUST VALUE	244,373
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	234,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23252	CO ISSUED	0	06/01/2010
E22473	ELEC OTHER	0	03/01/2010
P14137	OTHER	0	02/01/2010
B23252	NEW CONSTR	178,308	01/01/2010

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

BUILDING DIMENSIONS

BAS=[YR=2010] W15 PTO=[YR=2010] N5 W6 S5 E6 $ W24 S33
FGR=[YR=2010] S22 E20 N19 FOP=[YR=2010] E7 N3 W7 S3 $ N3
W20 $ E27 S3 E12 N36 $.

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	0811	CONCRETE B	0	0	0	0	672.00	SF	5.20	5.20	100	2010	2010	3	90	3,145	

LAND DESCRIPTION

TOTAL OB/XF 3,145

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 03/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS