LOT 579
HERON ISLES PHASE TWO C-3
PBK 8/180

SFR JV-2 2022-1 BORROWER LLC
C/O TRICON AMERICAN HOMES LLC, 15771 RED HILL AVE STE 100
TUSTIN, CA 92780

2025

37-3N-28-0741-0579-0000

BUILDING CHARACTERISTICS

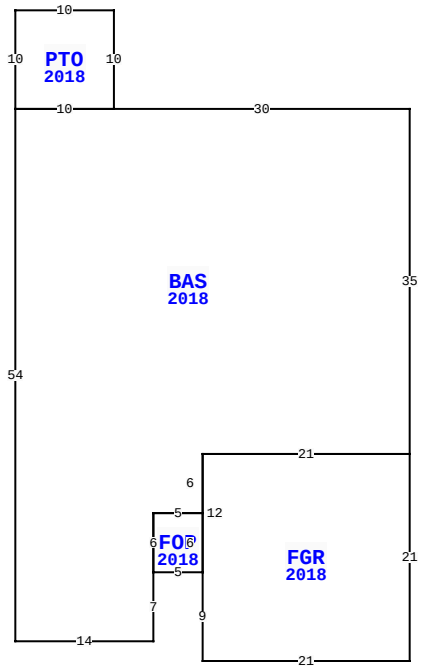
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,696	100	2018	1,696	188,196
FGR	441	55	2018	243	26,965
FOP	30	30	2018	9	998
PTO	100	5	2018	5	555
TOTALS	2,267			1,953	216,714

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,953	113.8074	113.81	222,271	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1696 HX Base Yr



97529 ALBATROSS DR, 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	216,714
TOTAL MARKET OB/XF VALUE	3,188
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	284,902
SOH/AGL Deduction	0
ASSESSED VALUE	284,902
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	284,902
TOTAL JUST VALUE	284,902
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	274,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1803909	CO ISSUED	0	08/16/2018
B1803909	NEW CONSTR	223,751	04/18/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2554/0860	4/07/2022	QC	U	I	11	100
GRANTOR: SFR JV-2 PROPERTY LLC						
GRANTEE: SFR JV-2 2022-1 BOR						
2482/1127	7/26/2021	WD	Q	I	01	306,100
GRANTOR: PINTER LAUREN						
GRANTEE: SFR JV-2 PROPERTY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W30 PTO=[YR=2018] N10 W10 S10 E10$ W10 S54 E14 N7 FOP=[YR=2018] E5 FGR=[YR=2018] S9 E21 N21 W21 S12$ N6 W5 S6$ N6 E5 N6 E21 N35$.

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	572.00	SF	5.20	5.20	100	2018	2018	3	97	2,885	
2	0810	CONCRETE A	0	0	0	0	48.00	SF	6.50	6.50	100	2018	2018	3	97	303	

LAND DESCRIPTION

TOTAL OB/XF 3,188

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 01/30/2019 BY DJ Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS