LOT 514
HERON ISLES PHASE TWO C-2
PBK 8/132

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

2025

37-3N-28-0743-0514-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 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

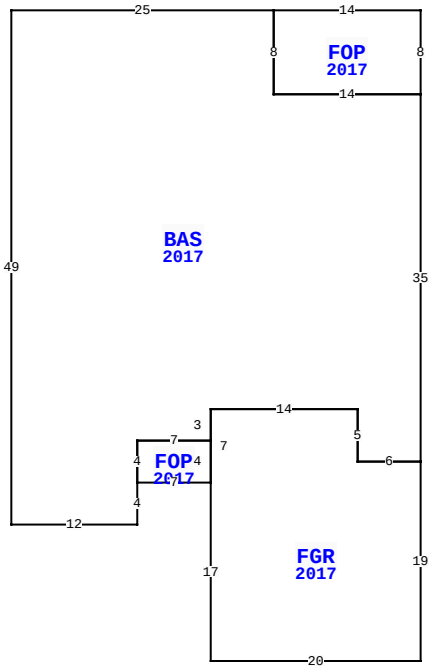
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,553	100	2017	1,553	177,827
FGR	450	55	2017	248	28,397
FOP	28	30	2017	8	916
FOP	112	30	2017	34	3,893
TOTALS	2,143			1,843	211,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,843	118.2300	118.23	217,898	2017	2017	0	0	0	3.15	96.85

1 SINGLE FAM – 0% - 0 Heated Area: 1553 HX Base Yr



97723 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	211,034
TOTAL MARKET OB/XF VALUE	4,031
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	280,065
SOH/AGL Deduction	0
ASSESSED VALUE	280,065
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	280,065
TOTAL JUST VALUE	280,065
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	270,192

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633454	CO ISSUED	0	07/26/2017
B1633454	NEW CONSTR	181,580	11/01/2016

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						
2460/1950	5/12/2021	WD	Q	I	01	260,100
GRANTOR: JAINARINE DANIEL						
GRANTEE: SFR JV-1 PROPERTY L						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W14 BAS=[YR=2017] W25 S49 E12 N4
FOP=[YR=2017] E7 FGR=[YR=2017] S17 E20 N19 W6 N5 W14 S7$ N4 W7 S4$ N4 E7 N3 E14 S5 E6 N35 W14 N8$ S8 E14 N8$.

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	26	3	78.00	SF	6.50	6.50	100	2017	2017	3	96	487	
2	0810	CONCRETE A	0	0	0	0	568.00	SF	6.50	6.50	100	2017	2017	3	96	3,544	

LAND DESCRIPTION

TOTAL OB/XF 4,031

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 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