LOT 18
LOFTON CREEK PB 6/33-36

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

**2025**

**38-2N-27-127C-0018-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| 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 | 05 | Quality Level 05 |

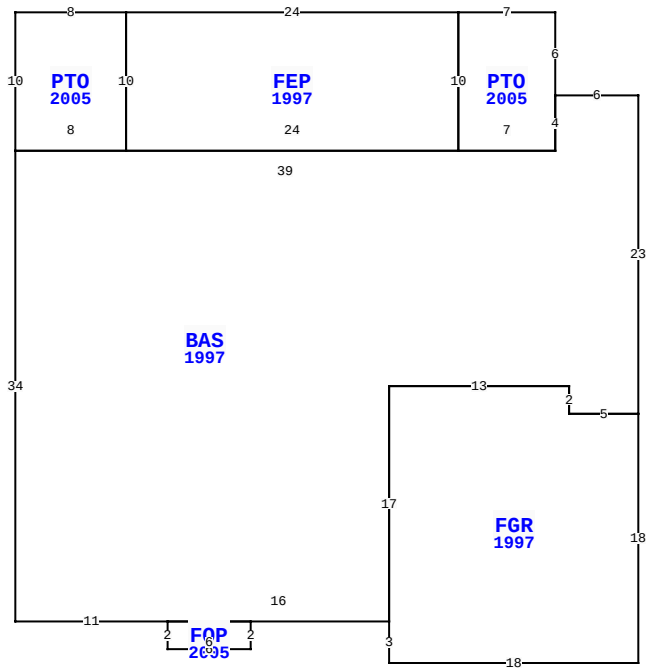
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,258 | 100 | 1997 | 1,258 | 137,211 |
| FEP | 240 | 80 | 1997 | 192 | 20,941 |
| FGR | 350 | 55 | 1997 | 192 | 20,941 |
| FOP | 12 | 30 | 2005 | 4 | 436 |
| PTO | 70 | 5 | 2005 | 4 | 436 |
| PTO | 80 | 5 | 2005 | 4 | 436 |
| TOTALS | 2,010 | | | 1,654 | 180,403 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,654 | 125.7300 | 125.73 | 207,957 | 1997 | 1997 | 0 | 0 | 0 | 13.25 | 86.75 |

1 SINGLE FAM – 0% - 2025 Heated Area: 1258 HX Base Yr




84092 ST JAMES CT, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 05/10/2022 NW | LGL DATE | |
| XF DATE | | LAND DATE | 04/30/2025 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 | 180,403 |
| TOTAL MARKET OB/XF VALUE | 2,408 |
| TOTAL LAND VALUE - MARKET | 55,000 |
| TOTAL MARKET VALUE | 237,811 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 237,811 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 237,811 |
| TOTAL JUST VALUE | 237,811 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 259,799 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0617350 | SWIM POOL | 2,395 | 01/01/2005 |
| E985427 | CHNGE SRVC | 200 | 12/01/1998 |
| B9805583 | ADDITION | 5,000 | 11/01/1998 |
| 973789 | NEW CONSTR | 0 | 06/01/1997 |
| 973927 | NEW CONSTR | 49,242 | 05/01/1997 |

## 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 | | | | | | |
| 2682/1396 | 11/30/2023 | WD | U | I | 11 | 100 |
| GRANTOR: SFR JV-2 PROPERTY LLC | | | | | | |
| GRANTEE: SFR JV-2 NTL BORROW | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1997] W6 PTO=[YR=2005] N6 W7 FEP=[YR=1997] W24 PTO=[YR=2005] W8 S10 E8 N10$ S10 E24 N10$ S10 E7 N4$ S4 W39 S34 E11 FOP=[YR=2005] S2 E6 N2 W6$ E16 FGR=[YR=1997] S3 E18 N18 W5 N2 W13 S17$ N17 E13 S2 E5 N23$.

## 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 | 0 | 0 | 451.00 | SF | 6.50 | 6.50 | 100 | 1997 | 1997 | 3 | 72 | 2,111 | |
| 2 | 1242 | WD DECK A | 0 | 0 | 15 | 9 | 135.00 | SF | 10.00 | 10.00 | 100 | 2005 | 2005 | 3 | 22 | 297 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,408

| 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 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS