LOT 71
LOFTON CREEK PB 6/33-36

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

2025

38-2N-27-127C-0071-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
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	05	Quality Level 05

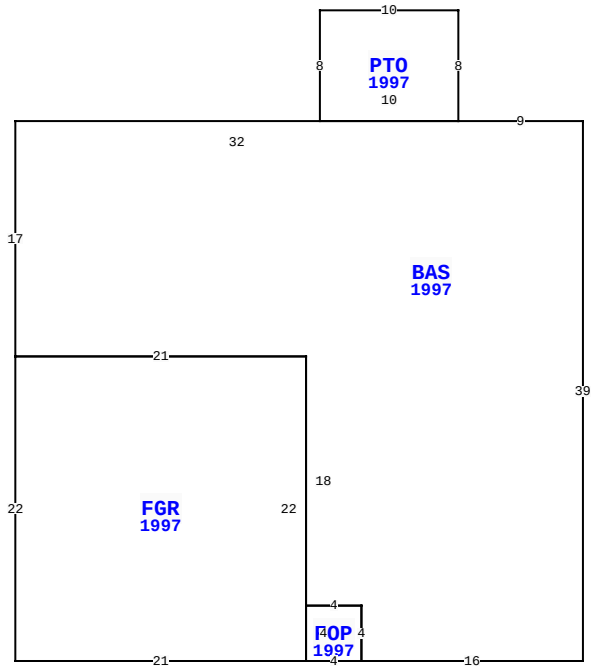
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4046.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,121	100	1997	1,121	123,484
FGR	462	55	1997	254	27,979
FOP	16	30	1997	5	551
PTO	80	5	1997	4	441
TOTALS	1,679			1,384	152,454

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,384	126.9840	126.98	175,740	1997	1997	0	0	0	13.25	86.75

1 SINGLE FAM – 0% - 0 Heated Area: 1121 HX Base Yr



BLD DATE	05/10/2022 NW	LGL DATE	
XF DATE		LAND DATE	04/30/2025 MLU
INC DATE		AG DATE	

83151 ST MARK DR, YULEE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	152,454
TOTAL MARKET OB/XF VALUE	2,771
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	210,225
SOH/AGL Deduction	0
ASSESSED VALUE	210,225
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	210,225
TOTAL JUST VALUE	210,225
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	228,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704091	NEW CONSTR	65,070	07/01/1997

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						
2399/1953	10/07/2020	WD	Q	I	01	161,000
GRANTOR: PETERS IRIS C & HENRY						
GRANTEE: SFR JV-1 PROPERTY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W9 PTO=[YR=1997] N8 W10 S8 E10 $ W32 S17
FGR=[YR=1997] S22 E21 FOP=[YR=1997] E4 N4 W4 S4 $ N22 W21 $
E21 S18 E4 S4 E16 N39 $.

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	740.00	SF	5.20	5.20	100	1997	1997	3	72	2,771	

LAND DESCRIPTION

TOTAL OB/XF 2,771

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	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