

LOT 51
VILLAGES OF WOODBRIDGE #1
PB 7/229

SFR JV-2 DDTL BORROWER LLC
15771 RED HILL AVE STE 100
TUSTIN, CA 92780

2025

40-2N-28-225V-0001-0510



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		16	WD FR STUC 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		11	CLAY TILE 30		
Air Condition		03	CENTRAL 100		
Heating Type		04	AIR DUCTED 100		
Bedrooms			4 100		
Bathrooms			2 100		
Frame		02	WOOD FRAME 100		
Stories		1.5	1.5 100		
Units			0 100		
Occupancy		00	NONE 100		
Quality		05	Quality Level 05		
DOR CODE		0100	SINGLE FAMILY		
MAP NUM			MKT AREA		04
NEIGHBORHOOD/LOC		4068.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,833	100	2008	1,833	201,604
FGR	452	55	2008	249	27,387
FOP	42	30	2008	13	1,430
FSP	91	40	2008	36	3,960
FUS	251	100	2008	251	27,606
TOTALS	2,669			2,382	261,987

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,382	119.5502	119.55	284,768	2008	2008	0	0	8.00	92.00
1 SINGLE FAM - 0% - 2023 Heated Area: 2084 HX Base Yr											
95440 SONOMA DR, FERNANDINA BEACH											
BLD DATE		01/15/2009		RK		LGL DATE					
XF DATE		01/15/2009		RK		LAND DATE		04/25/2025			
INC DATE						AG DATE		MLU			

EXTRA FEATURES										95440 SONOMA DR, FERNANDINA BEACH										INC DATE		AG DATE	
L N	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	608.00		SF	5.20	5.20	100	2008	2008	3	88	2,782						
2	0476	VF 6 SBPL	0	0	0	0	180.00		LF	32.00	32.00	100	2008	2008	3	72	4,147						