LOT 103
THE HIDEAWAY #2 PB 7/233

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

2025

42-2N-27-4370-0103-0000

BUILDING CHARACTERISTICS

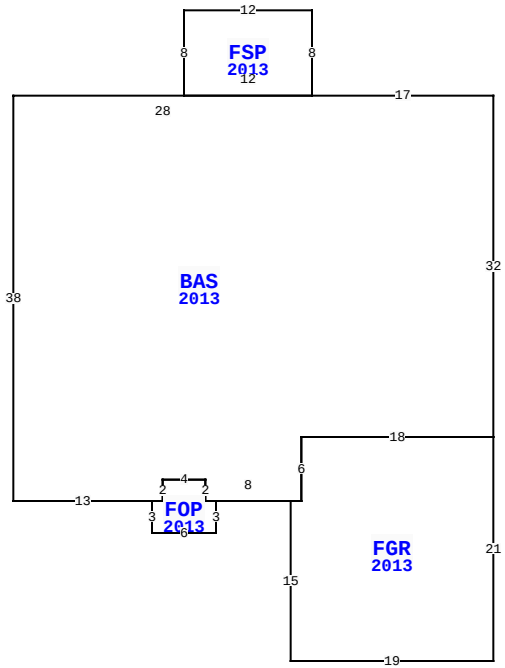
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4071.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,594	100	2013	1,594	202,944
FGR	393	55	2013	216	27,501
FOP	26	30	2013	8	1,019
FSP	96	40	2013	38	4,838
TOTALS	2,109			1,856	236,301

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,856	134.2257	134.23	249,131	2013	2013	0	0	0	5.15	94.85

1 SINGLE FAM – 0% - 2025 Heated Area: 1594 HX Base Yr



86185 FORTUNE DR, YULEE

BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	236,301
TOTAL MARKET OB/XF VALUE	2,969
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	289,270
SOH/AGL Deduction	0
ASSESSED VALUE	289,270
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	289,270
TOTAL JUST VALUE	289,270
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	278,655

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327701	SCRN	700	09/01/2013
B1327045	CO ISSUED	0	08/12/2013

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						
2597/0846	10/17/2022	WD	U	I	11	100
GRANTOR: SFR JV-2 PROPERTY LLC						
GRANTEE: SFR JV-2 NTL BORROW						

BUILDING NOTES

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	614.00	SF	5.20	5.20	100	2013	2013	3	93	2,969	

BUILDING DIMENSIONS

BAS=[YR=2013] W17 FSP=[YR=2013] N8 W12 S8 E12 $ W28 S38 E13
FOP=[YR=2013] S3 E6 N3 W1 N2 W4 S2 W1 $ E1 N2 E4 S2 E8
FGR=[YR=2013] S15 E19 N21 W18 S6 W1 $ E1 N6 E18 N32 $.

LAND DESCRIPTION

TOTAL OB/XF 2,969

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	50,000.00	50,000.00	50,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS