LOT 6
CREEKSIDE #2 PB 7/32

SFR JV-2 2023-1 BORROWER LLC
15771 RED HILL AVE SUITE 100
TUSTIN, CA 92780

2025

51-3N-27-0262-0006-0000

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 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	02	Quality Level 02

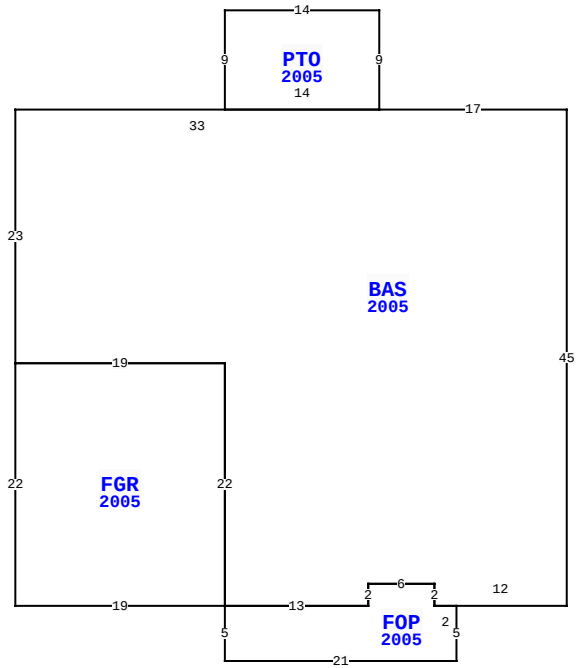
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4037.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,820	100	2005	1,820	218,603
FGR	418	55	2005	230	27,626
FOP	117	30	2005	35	4,204
PTO	126	5	2005	6	720
TOTALS	2,481			2,091	251,154

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,091	100.5480	132.72	277,518	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 0% - 2024 Heated Area: 1820 HX Base Yr



87535 CREEKSIDE DR, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/15/2023 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	251,154
TOTAL MARKET OB/XF VALUE	4,455
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	330,609
SOH/AGL Deduction	0
ASSESSED VALUE	330,609
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	330,609
TOTAL JUST VALUE	330,609
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	318,706

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15564	ELEC OTHER	2,000	08/01/2005
M10181	MECH OTHER	0	08/01/2005
P09787	OTHER	0	08/01/2005
R07985	REPAIR/RRF	2,800	07/01/2005
B15709	NEW CONSTR	135,798	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2653/610	7/11/2023	SW	U	I	11	100
GRANTOR: SFR JV-2 PROPERTY LLC						
GRANTEE: SFR JV-2 2023-1 BOR						
2577/0955	7/13/2022	WD	Q	I	01	371,000
GRANTOR: WHATLEY TRAVIS &						
GRANTEE: SFR JV-2 PROPERTY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W17 PTO=[YR=2005] N9 W14 S9 E14$ W33 S23
FGR=[YR=2005] S22 E19 N22 W19$ E19 S22 FOP=[YR=2005] S5 E21
N5 W2 N2 W6 S2 W13$ E13 N2 E6 S2 E12 N45$.

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	1,020.00	SF	5.20	5.20	100	2005	2005	3	84	4,455	

LAND DESCRIPTION

TOTAL OB/XF 4,455

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	75,000.00	75,000.00	75,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS