LOT 39
CARTESIAN POINTE #3 PB 7/124

SFR JV-2 2022-1 BORROWER LLC
C/O TRICON AMERICAN HOMES LLC, 15771 RED HILL AVE STE 100
TUSTIN, CA 92780

2026

08-2N-27-0232-0039-0000

BUILDING CHARACTERISTICS

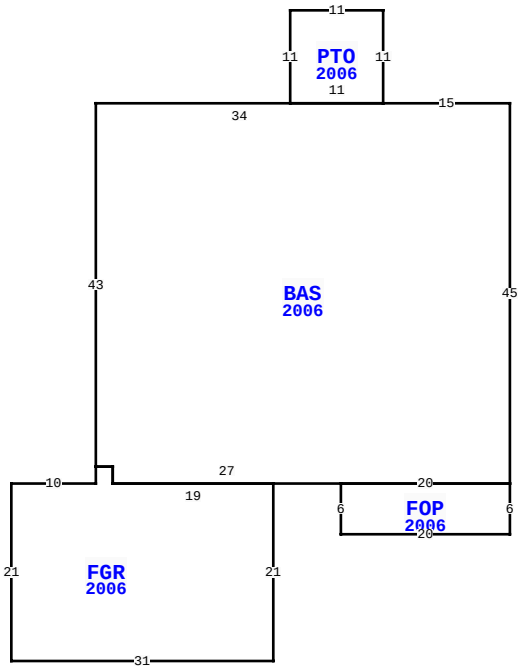
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,201	100	2006	2,201	221,577
FGR	655	55	2006	360	36,242
FOP	120	30	2006	36	3,624
PTO	121	5	2006	6	604
TOTALS	3,097			2,603	262,046

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,603	105.7392	111.03	289,011	2006	2006	0	0	0	9.33	90.67

1 SINGLE FAM 0% - 2023 Heated Area: 2201 HX Base Yr



BLD DATE	03/20/2023 NW	LGL DATE	
XF DATE		LAND DATE	03/30/2026 MLU
INC DATE		AG DATE	

86487 CARTESIAN POINTE DR, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	262,046
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	317,046
SOH/AGL Deduction	0
ASSESSED VALUE	317,046
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	317,046
TOTAL JUST VALUE	317,046
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	306,012

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C17677	CO ISSUED	165,868	06/01/2006
M0611585	H/AC	0	06/01/2006
E0617426	ELEC OTHER	1,500	06/01/2006
B17677	NEW CONSTR	165,868	06/01/2006
P11081	OTHER	0	05/01/2006
R09229	REPAIR/RRF	2,000	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2554/0860	4/07/2022	QC	U	I	11	100
GRANTOR: SFR JV-2 PROPERTY LLC						
GRANTEE: SFR JV-2 2022-1 BOR						
2507/0584	10/20/2021	WD	Q	I	01	299,400
GRANTOR: ZILLOW HOMES PROPERTY						
GRANTEE: SFR JV-2 PROPERTY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W15 PTO=[YR=2006] N11 W11 S11 E11$ W34 S43
FGR=[YR=2006] S2 W10 S21 E31 N21 W19 N2 W2$ E2 S2 E27
FOP=[YR=2006] S6 E20 N6 W20$ E20 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

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS