LOT 92
TIMBER CREEK PLANTATION #2
PB 7/165

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

2026

11-2N-26-2051-0092-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

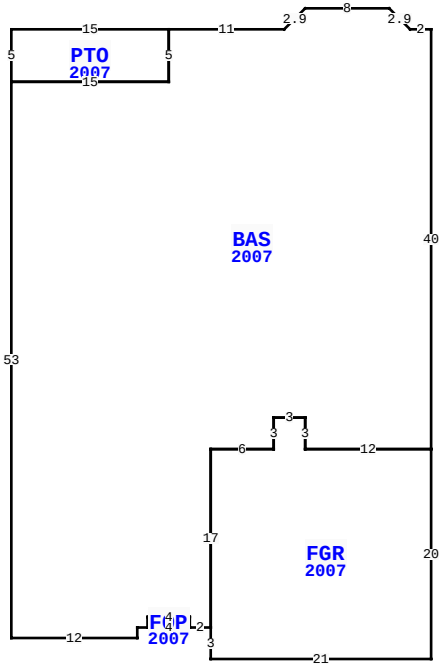
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,867	100	2007	1,867	188,807
FGR	429	55	2007	236	23,867
FOP	4	30	2007	1	101
PTO	75	5	2007	4	405
TOTALS	2,375			2,108	213,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,108	105.8400	111.13	234,262	2007	2007	0	0	0	9.00	91.00

1 SINGLE FAM 0% - 2024 Heated Area: 1867 HX Base Yr



BLD DATE	09/25/2007 JM	LGL DATE	
XF DATE	09/25/2007 JM	LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

75013 BROOKWOOD DR, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	213,178
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	267,178
SOH/AGL Deduction	0
ASSESSED VALUE	267,178
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	267,178
TOTAL JUST VALUE	267,178
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	262,187

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19615	ELEC OTHER	1,500	07/01/2007
M13089	MECH OTHER	0	07/01/2007
C19931	CO ISSUED	0	05/01/2007
B19931	NEW CONSTR	156,090	05/01/2007
P12411	OTHER	0	05/01/2007
R10377	REPAIR/RRF	0	05/01/2007

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						
2579/0583	7/20/2022	WD	Q	I	01	350,100
GRANTOR: HERRERA ALEJO & ALYCI						
GRANTEE: SFR JV-2 PROPERTY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W2 L2 U2 W8 D2 L2 W11 PTO=[YR=2007] W15 S5 E15 N5$ S5 W15 S53 E12 N1E1 FOP=[YR=2007] E4 N1 W4 S1$ N1 E4 S1 E2 FGR=[YR=2007] S3 E21 N20 W12 N3 W3 S3 W6 S17$ N17 E6 N3 E3 S3 E12 N40$.

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	54,000.00	54,000.00	54,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS