LOT 19
CYPRESS PALM GARDENS REPLAT
PBK 8/66

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

2026

32-2N-28-0210-0019-0000

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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

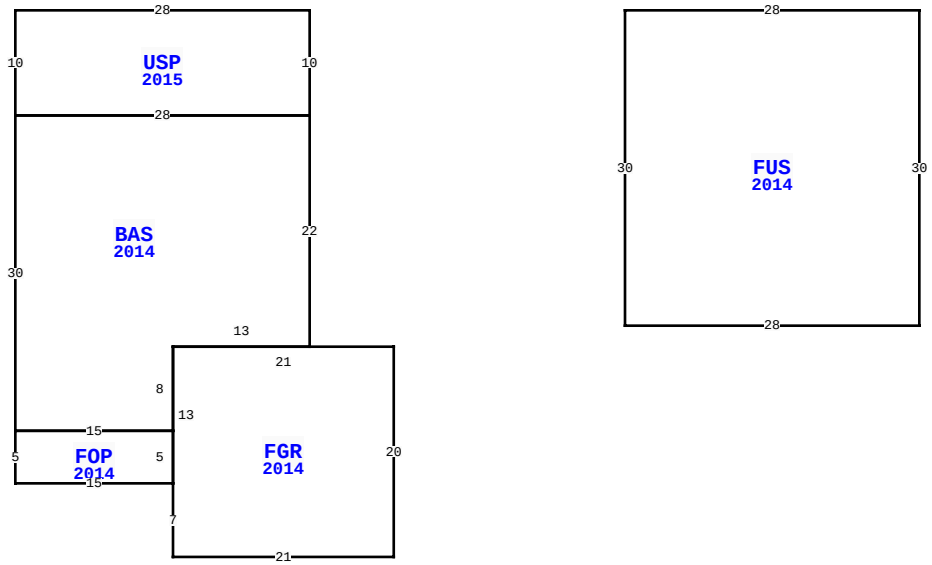
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4107.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	736	100	2014	736	82,138
FGR	420	55	2014	231	25,779
FOP	75	30	2014	22	2,456
FUS	840	100	2014	840	93,744
USP	280	30	2015	84	9,374
TOTALS	2,351			1,913	213,492

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,913	112.0581	117.66	225,084	2014	2014	0	0	0	5.15	94.85

1 SINGLE FAM 0% - 2025 Heated Area: 1576 HX Base Yr



95128 CYPRESS TR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	213,492
TOTAL MARKET OB/XF VALUE	1,410
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	299,902
SOH/AGL Deduction	0
ASSESSED VALUE	299,902
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	299,902
TOTAL JUST VALUE	299,902
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	314,254

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530053	ADDITION	6,435	02/01/2015
B1429222	CO ISSUED	0	10/23/2014
B1429222	NEW CONSTR	192,419	08/01/2014

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

BUILDING DIMENSIONS

USP=[YR=2015] W28 S10 BAS=[YR=2014] S30 FOP=[YR=2014] S5 E15 FGR=[YR=2014] S7 E21 N20 W21 S13 $ N5 W15 $ E15 N8 E13 N22 W28 $E28 N10 $ PTR= E30 FUS=[YR=2014] E28 S30 W28 N30 $ W30 $.

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
6	0820	WOOD WALK	0	0	100	3	300.00	SF	11.75	11.75	100	2015	2015	3	40	1,410	

LAND DESCRIPTION

TOTAL OB/XF 1,410

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	000134	C	RES POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS