

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

2026

37-3N-28-0740-0009-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

03 VINYL 70
WD FR STUC 30
03 GABLE/HIP 100
03 COMP SHNGL 100
05 DRYWALL 100
11 CLAY TILE 60
13 LVT/LAMNT 40
03 CENTRAL 100
04 AIR DUCTED 100
3 100
2 100
02 WOOD FRAME 100
1. 1. 100
0 100
00 NONE 100

03 Quality Level 03
0100 SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4038.00
AREATOTALGROSSAREA
PCTOFBASEYEAR
TOTADJAREASUBAREAMARKETVALUE
BAS1,49910020061,499167,691
DCK126102023131,454
FGR44055200624227,072
FOP3030200691,006
FOP135302006404,475

TOTALS2,2301,803201,699

MARKET ADJUSTMENTS

TYPEDMLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFNCTNORM% COND

0100011,803117.5000123.38222,454200620060009.3390.67

SINGLE FAM0% - 2025Heated Area: 1499HX Base Yr

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE201,699
TOTAL MARKET OB/XF VALUE0
TOTAL LAND VALUE - MARKET65,000
TOTAL MARKET VALUE266,699
SOH/AGL Deduction0
ASSESSED VALUE266,699
TOTAL EXEMPTION VALUE0
BASE TAXABLE VALUE266,699
TOTAL JUST VALUE266,699
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE273,274

PERMIT NUMDESCRIPTIONAMTISSUED

M10671H/AC003/20/2006
E15824NEW CONSTR1,50009/01/2005
P10088NEW CONSTR009/01/2005
C15769CO ISSUED157,45508/01/2005
R08032REPAIR/RRF1,50008/01/2005
B15769NEW CONSTR157,45508/01/2005

SALES DATA

OFF RECORDNumberDATETYPEINSTQUVIRSNCD SALE PRICE

2716/11466/05/2024SWUII11100

GRANTOR:SFR JV-2 NTL BORROWER
GRANTEE:SFR JV-2 2024-2 BOR
2597/084610/17/2022WDUII11100
GRANTOR:SFR JV-2 PROPERTY LLC
GRANTEE:SFR JV-2 NTL BORROW

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=0,0] N3 E4 N52 W30 S49 E11 N4 E6 S4 D3R3 S3 E6 \$
FGR=[YR=2006;ORIG=-26,-6] S21 E20 N18 U3L3 N4 W6 S4 W11 \$
FOP=[YR=2006;ORIG=4,-55] N9 W15 S9 E15 \$
FOP=[YR=2006;ORIG=-6,0] S5 E6 N5 W6 \$
DCK=[YR=2023;ORIG=-11,-64] W14 S9 E14 N9 \$
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LAND DESCRIPTION

TOTAL OB/XF0

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONE FRONT DEPTHTOT LND UTSPUNIT TYPEDTDPHF ACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEAR DENSITYDECLFRZYR CONSRV

1 000100C RES0PUD0.000.001.00LT1.001.001.0065,000.0065,000.0065,000

REVIEW DATE03/14/2024BYKBA

Total Acres: 0.00Total Land Value: 65,000Market: 0Agricultural: 0Common: 65,000PRINTED 07/09/2026 BY SYS