LOT 61
HERON ISLES PHASE 1 REPLAT
PB 7/152

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

2026

37-3N-28-0740-0061-0000

BUILDING CHARACTERISTICS

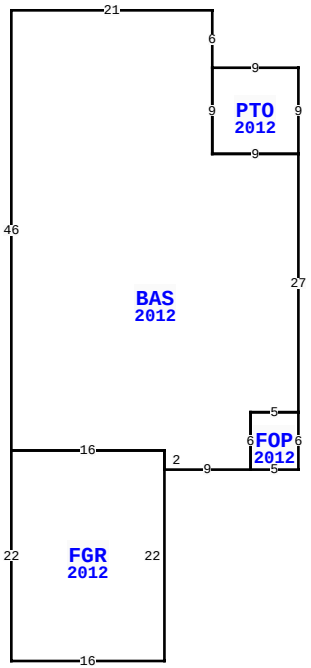
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,243	100	2012	1,243	139,077
FGR	352	55	2012	194	21,706
FOP	30	30	2012	9	1,007
PTO	81	5	2012	4	447
TOTALS	1,706			1,450	162,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,450	113.3600	119.03	172,594	2012	2012	0	0	0	6.00	94.00

1 SINGLE FAM 0% - 2024 Heated Area: 1243 HX Base Yr



96045 TIDAL BAY CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 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	162,238
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	227,238
SOH/AGL Deduction	0
ASSESSED VALUE	227,238
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	227,238
TOTAL JUST VALUE	227,238
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	230,857

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26021	CO ISSUED	0	08/13/2012
E25161	ELEC OTHER	0	06/01/2012
M17248	H/AC	0	06/01/2012
E25053	TEMP POLE	0	05/01/2012
P15900	NEW CONSTR	0	05/01/2012
B26021	NEW CONSTR	143,780	05/01/2012

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						
2585/0068	8/15/2022	WD	U	I	37	309,100
GRANTOR: KANE NOAH C & JAMIE W						
GRANTEE: SFR JV-2 PROPETY LL						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2012] W9 BAS=[YR=2012] N6 W21 S46 FGR=[YR=2012] S22 E16 N22 W16 $ E16 S2 E9 FOP=[YR=2012] E5 N6 W5 S6 $ N6 E5 N27 W9 N9 $ S9 E9 N9 $.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS