LOT 237
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-28-0740-0237-0000

BUILDING CHARACTERISTICS

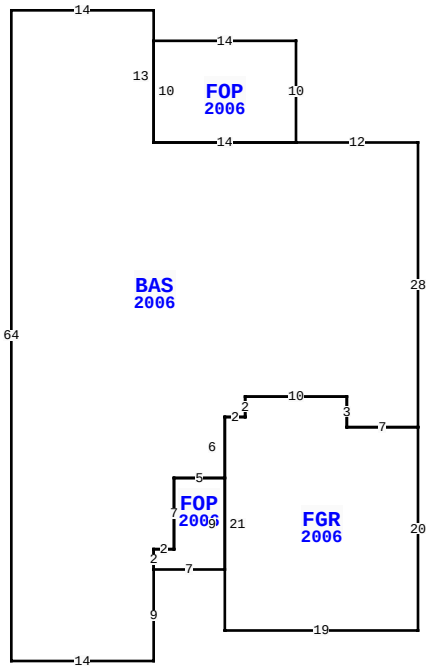
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,641	100	2006	1,641	163,962
FGR	412	55	2006	227	22,681
FOP	49	30	2006	15	1,499
FOP	140	30	2006	42	4,196
TOTALS	2,242			1,925	192,337

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,925	104.8600	110.10	211,942	2006	2006	0	0	0	9.25	90.75

1 SINGLE FAM 0% - 2024 Heated Area: 1641 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

96079 STONEY GLEN CT, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	192,337
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	257,337
SOH/AGL Deduction	0
ASSESSED VALUE	257,337
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	257,337
TOTAL JUST VALUE	257,337
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	262,946

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2106481	ROOF	14,000	05/20/2021
M12024	H/AC	0	09/01/2006
E17778	NEW CONSTR	2,000	08/01/2006
P11397	NEW CONSTR	0	08/01/2006
C18230	CO ISSUED	147,312	07/01/2006
R09543	REPAIR/RRF	5,000	07/01/2006

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						
2602/0892	11/14/2022	WD	Q	I	01	315,000
GRANTOR: OPENDOOR PROPERTY J L						
GRANTEE: SFR JV-2 PROPERTY L						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N20 BAS=[YR=2006] N28 W12 FOP=[YR=2006] N10 W14 S10 E14$W14 N13 W14 S64 E14 N9 FOP=[YR=2006] E7 N9 W5 S7 W2 S2$N2 E2 N7 E5 N6 E2 N2 E10 S3 E7$W7 N3 W10 S2 W2 S21 E19$.

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	000134	C	RES POND	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