LOT 514
HERON ISLES PHASE TWO C-2
PBK 8/132

SFR JV-1 2021-1 BORROWER LLC
C/O TRICON AMERCIAN HOMES LLC, 1508 BROOKHOLLOW DRIVE
SANTA ANA, CA 92705

**2026**

**37-3N-28-0743-0514-0000**

## BUILDING CHARACTERISTICS

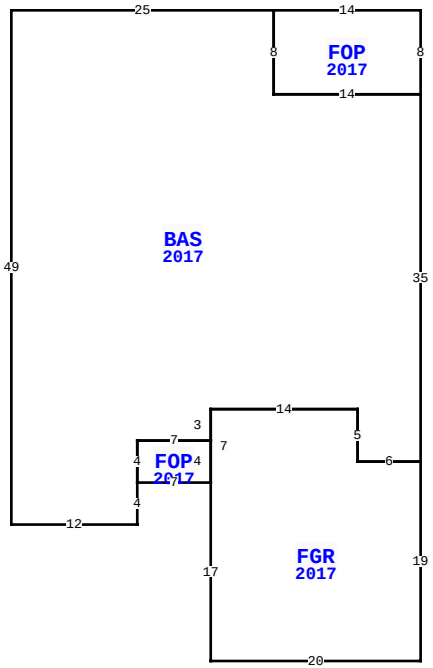
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 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 04 |
| NEIGHBORHOOD/LOC | 4038.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,553 | 100 | 2017 | 1,553 | 176,909 |
| FGR | 450 | 55 | 2017 | 248 | 28,251 |
| FOP | 28 | 30 | 2017 | 8 | 911 |
| FOP | 112 | 30 | 2017 | 34 | 3,873 |
| TOTALS | 2,143 | | | 1,843 | 209,945 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,843 | 112.6000 | 118.23 | 217,898 | 2017 | 2017 | 0 | 0 | 0 | 3.65 | 96.35 |

1 SINGLE FAM 0% - 0 Heated Area: 1553 HX Base Yr




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

97723 ALBATROSS DR, YULEE

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 209,945 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 65,000 |
| TOTAL MARKET VALUE | 274,945 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 274,945 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 274,945 |
| TOTAL JUST VALUE | 274,945 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 280,065 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1633454 | CO ISSUED | 0 | 07/26/2017 |
| B1633454 | NEW CONSTR | 181,580 | 11/01/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2512/1452 | 11/09/2021 | SW | U | I | 11 | 100 |
| GRANTOR: SFR JV-1 PROPERTY LLC | | | | | | |
| GRANTEE: SFR JV-1 2021-1 BOR | | | | | | |
| 2460/1950 | 5/12/2021 | WD | Q | I | 01 | 260,100 |
| GRANTOR: JAINARINE DANIEL | | | | | | |
| GRANTEE: SFR JV-1 PROPERTY L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2017] W14 BAS=[YR=2017] W25 S49 E12 N4
FOP=[YR=2017] E7 FGR=[YR=2017] S17 E20 N19 W6 N5 W14 S7$ N4 W7 S4$ N4 E7 N3 E14 S5 E6 N35 W14 N8$ S8 E14 N8$.

## 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 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 65,000.00 | 65,000.00 | 65,000 | | | | | | | |

REVIEW DATE 03/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS