LOT 51
VILLAGES OF WOODBRIDGE #1
PB 7/229

SFR JV-2 DDTL BORROWER LLC
15771 RED HILL AVE STE 100
TUSTIN, CA 92780

2026

40-2N-28-225V-0001-0510

BUILDING CHARACTERISTICS

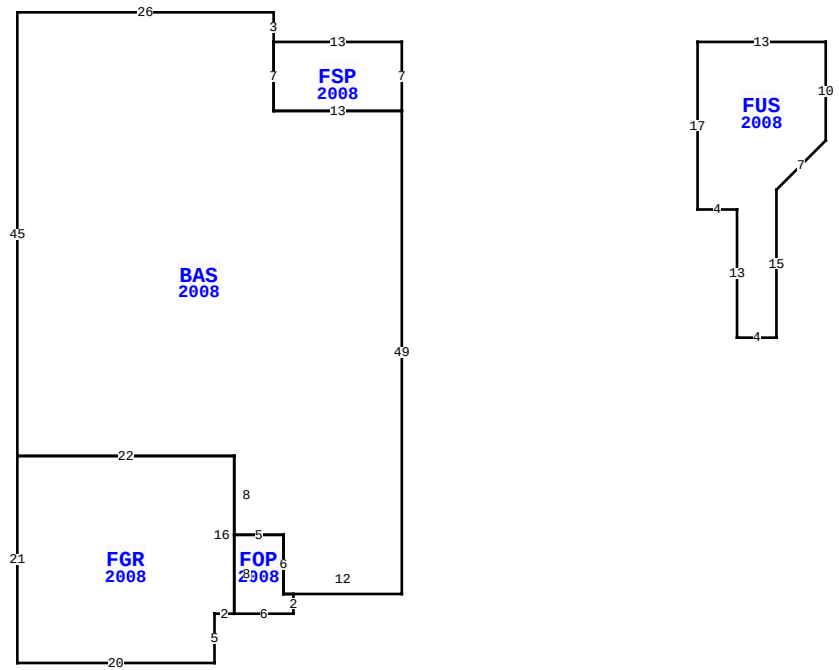
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4068.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,833	100	2008	1,833	191,402
FGR	452	55	2008	249	26,001
FOP	42	30	2008	13	1,358
FSP	91	40	2008	36	3,759
FUS	251	100	2008	251	26,209
TOTALS	2,669			2,382	248,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,382	108.6820	114.12	271,834	2008	2008	0	0	0	8.50	91.50

1 SINGLE FAM 0% - 2023 Heated Area: 2084 HX Base Yr



95440 SONOMA DR, FERNANDINA BEACH

BLD DATE	01/15/2009	RK	LGL DATE		
XF DATE	01/15/2009	RK	LAND DATE	04/25/2025	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	248,728
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	333,728
SOH/AGL Deduction	0
ASSESSED VALUE	333,728
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	333,728
TOTAL JUST VALUE	333,728
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	353,916

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13606	MECH OTHER	0	02/01/2008
P12948	OTHER	0	01/01/2008
C20507	CO ISSUED	0	09/01/2007
B20507	NEW CONSTR	239,990	09/01/2007
R10699	REPAIR/RRF	1,500	09/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2590/0528	9/12/2022	WD	U	I	11	100
GRANTOR: SFR JV-2 PROPERTY LLC						
GRANTEE: SFR JV-2 DDTL BORRO						
2567/0806	5/27/2022	WD	U	I	37	390,000
GRANTOR: BETTER HOME BUYERS LL						
GRANTEE: SFR JV-2 PROPERTY L						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2008] W13BAS=[YR=2008] N3 W26 S45 FGR=[YR=2008]
S21 E20 N5 E2 FOP=[YR=2008] E6 N2 W1 N6 W5 S8 $ N16 W22 $
E22 S8 E5 S6 E12 N49 W13 N7 $ S7 E13 N7 $ PTR= E30
FUS=[YR=2008] E13 S10 D5 L5 S15 W4 N13 W4 N17 $ 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

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	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