LOT 25
VILLAGES OF WOODBRIDGE PHASE 2
PBK 8/152

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

2026

40-2N-28-226V-0025-0000

BUILDING CHARACTERISTICS

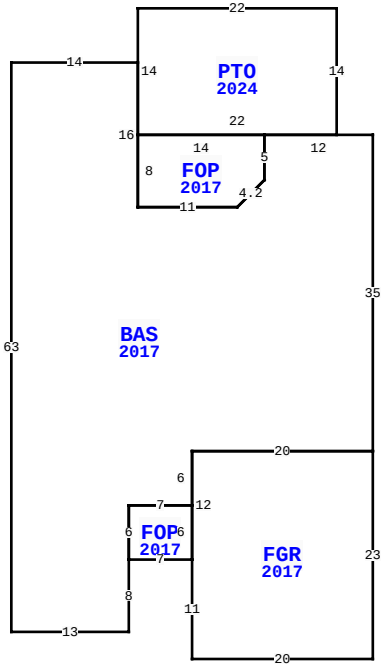
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	4068.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,707	100	2017	1,707	184,756
FGR	460	55	2017	253	27,383
FOP	42	30	2017	13	1,407
FOP	108	30	2017	32	3,463
PTO	308	5	2024	15	1,623
TOTALS	2,625			2,020	218,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,020	106.8200	112.16	226,563	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM 0% - 2025 Heated Area: 1707 HX Base Yr



95209 SIENA CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		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	218,633
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	303,633
SOH/AGL Deduction	0
ASSESSED VALUE	303,633
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	303,633
TOTAL JUST VALUE	303,633
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	319,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1705248	CO ISSUED	0	12/01/2017
B1705248	NEW CONSTR	218,695	06/13/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2716/1146	6/05/2024	SW	U	I	11	100
GRANTOR: SFR JV-2 NTL BORROWER						
GRANTEE: SFR JV-2 2024-2 BOR						
2597/0846	10/17/2022	WD	U	I	11	100
GRANTOR: SFR JV-2 PROPERTY LLC						
GRANTEE: SFR JV-2 NTL BORROW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W12 S5 D3L3 W11 N16 W14 S63 E13 N8 N6 E7 N6 E20 N35 $
FGR=[YR=2017;ORIG=-20,47] S11 E20 N23 W20 S12 $
FOP=[YR=2017;ORIG=-12,0] W14 S8 E11 U3R3 N5 $
FOP=[YR=2017;ORIG=-27,47] E7 N6 W7 S6 $
PTO=[YR=2024;ORIG=-26,-14] E22 S14 W22 N14 $
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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	000134	C	RES POND	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 03/13/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS