LOT 87
IN OR 2534/1392
HICKORY VILLAGE #1 PB 6/369

SFR JV-2 2022-2 BORROWER LLC
C/O TRICON AMERICAN HOMES LLC, 15771 RED HILL AVE STE 100
TUSTIN, CA 92780

2026

42-2N-27-435H-0087-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

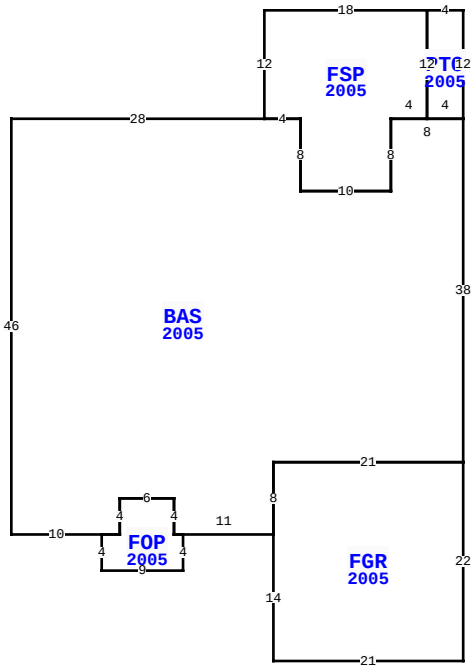
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4047.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,028	100	2005	2,028	211,832
FGR	462	55	2005	254	26,531
FOP	60	30	2005	18	1,880
FSP	296	40	2005	118	12,326
PTO	48	5	2005	2	209
TOTALS	2,894			2,420	252,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,420	110.1030	115.61	279,776	2005	2005	0	0	0	9.65	90.35

1 SINGLE FAM 0% - 2023 Heated Area: 2028 HX Base Yr



86503 SAND HICKORY TRL, YULEE

BLD DATE	03/14/2023 NW	LGL DATE	
XF DATE		LAND DATE	03/27/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	252,778
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	312,778
SOH/AGL Deduction	0
ASSESSED VALUE	312,778
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	312,778
TOTAL JUST VALUE	312,778
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	327,085

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0409052	H/AC	0	12/01/2004
B0413312	NEW CONSTR	145,636	07/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2576/1502	7/07/2022	SW	U	I	11	100
GRANTOR: SFR JV-2 PROPERTY LLC						
GRANTEE: SFR JV-2 2022-2 BOR						
2534/1392	1/25/2022	WD	Q	I	01	333,000
GRANTOR: JOHNSON TARYN L & DAV						
GRANTEE: SFR JV-2 PROPERTY L						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2005] W4 FSP=[YR=2005] W18 S12 BAS=[YR=2005] W28 S46 E10 FOP=[YR=2005] S4 E9 N4 W1 N4 W6 S4 W2$ E2 N4 E6 S4 E11 FGR=[YR=2005] S14 E21 N22 W21 S8$ N8 E21 N38 W8 S8 W10 N8 W4 $ E4 S8 E10 N8 E4 N12$ S12 E4 N12$.

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	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS