

TENAX DPI PROPERTY LLC
C/O TRICON AMERICAN HOMES LLC, 15771 RED HILL AVE STE 100
TUSTIN, CA 92780

42-2N-27-435H-0252-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																								
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																									
Exterior Wall		10	ABOVE AVG 70		0100	01		1,919	113.1900		118.85	228,073	2005	2005		0	0	9.65	90.35	VALUATION BY					STANDARD																			
Exterior Wall		16	WD FR STUC 30		1 SINGLE FAM 0% - 0															Heated Area: 1671					HX Base Yr					Tax Group: 4					Tax Dist:									
Roof Structur		03	GABLE/HIP 100																						BUILDING MARKET VALUE					206,064														
Roof Cover		03	COMP SHNGL 100																						TOTAL MARKET OB/XF VALUE					0														
Interior Wall		05	DRYWALL 100																						TOTAL LAND VALUE - MARKET					60,000														
Interior Floo		14	CARPET 80																						TOTAL MARKET VALUE					266,064														
Interior Floo		08	SHT VINYL 20																						SOH/AGL Deduction					0														
Air Condition		03	CENTRAL 100																						ASSESSED VALUE					266,064														
Heating Type		04	AIR DUCTED 100																						TOTAL EXEMPTION VALUE					0														
Bedrooms			4 100																						BASE TAXABLE VALUE					266,064														
Bathrooms			2 100																						TOTAL JUST VALUE					266,064														
Frame		02	WOOD FRAME 100																						NCON VALUE					0														
Stories		1.	1. 100																						INCOME VALUE																			
Units			0 100																						PREVIOUS YEAR MKT VALUE					274,196														
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	1,671	100	2005	1,671	179,433																																							
FGR	420	55	2005	231	24,805																																							
FOP	33	30	2005	10	1,074																																							
PTO	140	5	2005	7	752																																							
TOTALS		2,264			1,919	206,064																																						
EXTRA FEATURES					86093 SAND HICKORY TRL, YULEE										BLD DATE		03/14/2023		NW		LGL DATE				03/27/2026		MLU																	
															XF DATE				LAND DATE																									
															INC DATE				AG DATE																									
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	DPHT 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																									