

LOT 42
IN OR 2218/368
LOFTON OAKS @ YULEE HOME

FYR SFR BORROWER LLC
C/O HAVENBROOK HOMES, PO BOX 4090
SCOTTSDALE, AZ 85261-4090

2023

38-2N-27-1270-0042-0000



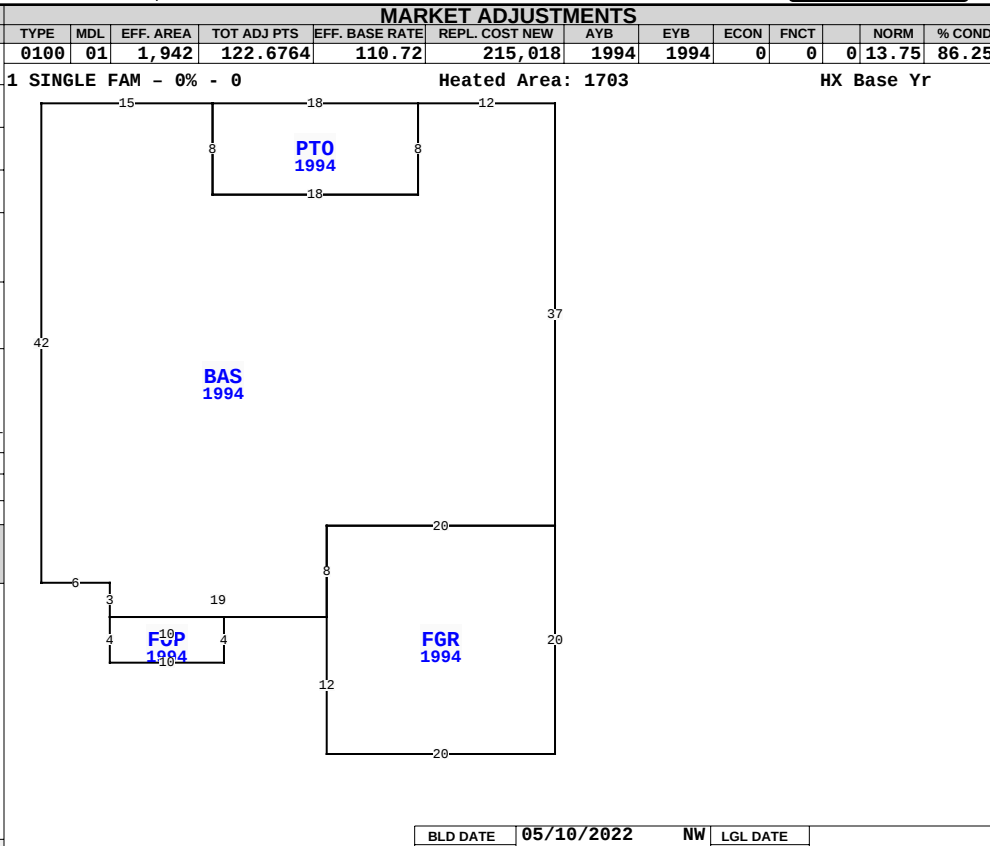
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,703	100	1,703	162,630
FGR	400	55	220	21,009
FOP	40	30	12	1,146
PTO	144	5	7	668
TOTALS	2,287		1,942	185,453

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	0	0	0	875.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	



86049 CATHEDRAL LN, YULEE	BLD DATE 05/10/2022	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
5,880											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	185,453		
TOTAL MARKET OB/XF VALUE	5,880		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	241,333		
SOH/AGL Deduction	31,560		
ASSESSED VALUE	209,773		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	209,773		
TOTAL JUST VALUE	241,333		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	206,897		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 01382	NEW CONSTR	89,896	10/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2218/0368	8/08/2018	SW	U	I	30	91,000
GRANTOR: ARLP REO VII LLC						
GRANTEE: FYR SFR BORROWER LL						
2036/1866	3/30/2016	SW	Q	I	01	146,700
GRANTOR: IH4 PROPERTY FLORIDA						
GRANTEE: ARLP REO VII LLC						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1994] W12 PTO=[YR=1994] W18S8E18 N8\$ S8 W18 N8 W15 S42 E6 S3 FOP=[YR=1994] S4 E10 N4 W10\$ E19 FGR=[YR=1994] S12 E20 N20 W20 S8\$ N8 E20 N37\$.											