LOT 627
HERON ISLES #2 PB 7/218

HOME SFR BORROWER IV LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

2024

37-3N-28-0740-0627-0000

BUILDING CHARACTERISTICS

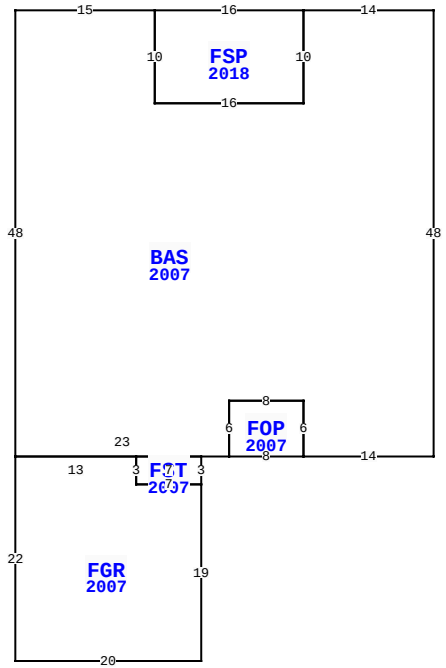
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,952	100	1,952	201,117
FGR	419	55	230	23,697
FOP	48	30	14	1,442
FSP	160	40	64	6,594
FST	21	55	12	1,236
TOTALS	2,600		2,272	234,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,272	117.8254	111.93	254,305	2007	2007	0	0	0	7.95	92.05

1 SINGLE FAM – 0% - 0 Heated Area: 1952 HX Base Yr



96213 GRAYLON DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	234,088
TOTAL MARKET OB/XF VALUE	4,187
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	293,275
SOH/AGL Deduction	0
ASSESSED VALUE	293,275
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	293,275
TOTAL JUST VALUE	293,275
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	282,888

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12350	H/AC	0	01/01/2007
C18844	CO ISSUED	0	11/01/2006
B18844	NEW CONSTR	172,260	11/01/2006
E18411	NEW CONSTR	2,000	11/01/2006
P11736	NEW CONSTR	0	11/01/2006
R09908	REPAIR/RRF	3,000	11/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2527/0817	12/09/2021	SW	U	I	11	100
GRANTOR: RESI TL1 BORROWER LLC						
GRANTEE: HOME SFR BORROWER I						
2114/1282	4/06/2017	QC	U	I	11	100
GRANTOR: RESI SFR SUB LLC						
GRANTEE: RESI TL1 BORROWER L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W14 FSP=[YR=2018] W16S10E16 N10$ S10W16N10 W15S48 FGR=[YR=2007] S22E20N19 FST=[YR=2007] N3W7S3E7$ W7 N3W13$E23FOP=[YR=2007] E8N6W8S6$ N6 E8S6E14 N48$.

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
1	0810	CONCRETE A	0	0	36	3	108.00	SF	6.50	6.50	100	2007	2007	3	88	618	
2	0810	CONCRETE A	0	0	39	16	624.00	SF	6.50	6.50	100	2007	2007	3	88	3,569	

LAND DESCRIPTION

TOTAL OB/XF 4,187

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	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS