

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

2024

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	204,226
FGR	400	55	220	26,383
FOP	40	30	12	1,439
PTO	144		7	839
TOTALS	2,287		1,942	232,888

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,942	122.6764	139.85	271,589	1994	1994	0	0	14.25	85.75
1 SINGLE FAM - 0% - 0						Heated Area: 1703		HX Base Yr			
BLD DATE		05/10/2022		NW		LGL DATE					
XF DATE						LAND DATE					