

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,607	118.3392	118.34	308,512	2021	2021	0	0	0	1.05	98.95

1 SINGLE FAM - 0% - 0 Heated Area: 2298 HX Base Yr

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VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE			305,273	
TOTAL MARKET OB/XF VALUE			2,965	
TOTAL LAND VALUE - MARKET			65,000	
TOTAL MARKET VALUE			373,238	
SOH/AGL Deduction			0	
ASSESSED VALUE			373,238	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			373,238	
TOTAL JUST VALUE			373,238	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			345,561	

Quality	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 05			
NEIGHBORHOOD/LOC	5020.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,136	100	2021	1,136	133,022
FGR	441	55	2021	243	28,455
FOP	45	30	2021	14	1,640
FOP	160	30	2021	48	5,620
FUS	1,162	100	2021	1,162	136,067
STR	44	10	2021	4	468
TOTALS	2,988			2,607	305,273

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001353	CO ISSUED	0	08/10/2021
21001353	NEW CONSTR	312,179	02/05/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2525/0955	12/27/2021	WD	Q	I	01	411,000

GRANTOR: DREAM FINDERS HOMES L
 GRANTEE: RML SFR PROPCO B LP
 2418/1111 12/15/2020 SW Q V 05 719,600
 GRANTOR: THREE RIVERS DEVELOPE
 GRANTEE: DREAM FINDERS HOMES

EXTRA FEATURES															
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
1	0811	CONCRETE B	0	0	0	0		5.20	100	2021	2021	3	99	2,965	

TOTAL OB/XF													2,965
75923 SAFFRON LN, YULEE													

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2021] W14 FOP=[YR=2021] W16 S10 E16 N10\$ S10 W16 S43 FOP=[YR=2021] S5 E9 FGR=[YR=2021] S2 E21 N21 W21 S19\$N5 W9\$ E9 N14 E21 N39\$PTR= E20 FUS=[YR=2021] E30 S39 W21 S4 W9 N7 STR=[YR=2021] N11 E4 S11 W4\$ E4 N11 W4 N25\$ W20\$.

LAND DESCRIPTION													TOTAL OB/XF													2,965
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	000135	C	RES NATURAL	0		PUD	45.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000									