LOT 627
HERON ISLES #2 PB 7/218

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

**2025**

**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 | 04 | Quality Level 04 |

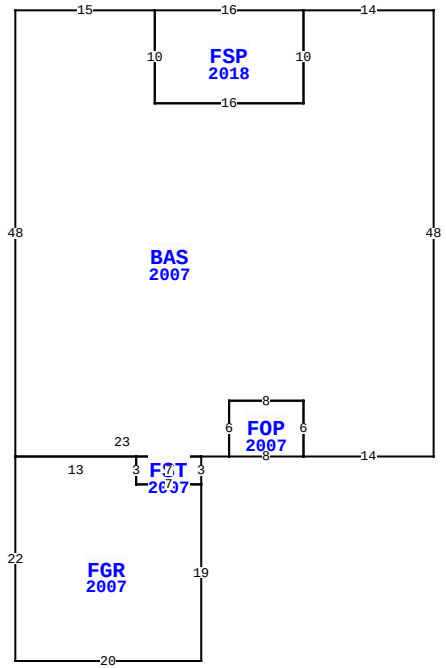
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4038.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,952 | 100 | 2007 | 1,952 | 200,924 |
| FGR | 419 | 55 | 2007 | 230 | 23,674 |
| FOP | 48 | 30 | 2007 | 14 | 1,441 |
| FSP | 160 | 40 | 2018 | 64 | 6,588 |
| FST | 21 | 55 | 2007 | 12 | 1,236 |
| TOTALS | 2,600 | | | 2,272 | 233,863 |

## 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 | 112.4697 | 112.47 | 255,532 | 2007 | 2007 | 0 | 0 | 0 | 8.48 | 91.52 |

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




96213 GRAYLON DR, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/13/2025 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 233,863 |
| TOTAL MARKET OB/XF VALUE | 4,140 |
| TOTAL LAND VALUE - MARKET | 65,000 |
| TOTAL MARKET VALUE | 303,003 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 303,003 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 303,003 |
| TOTAL JUST VALUE | 303,003 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 293,275 |

| 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 | 87 | 611 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 39 | 16 | 624.00 | SF | 6.50 | 6.50 | 100 | 2007 | 2007 | 3 | 87 | 3,529 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,140

| 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 | RES | 0 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 65,000.00 | 65,000.00 | 65,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS