

LOT 42
LOFTON OAKS @ YULEE HOME
PARKS #1 PB 5/323-325

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

2025

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



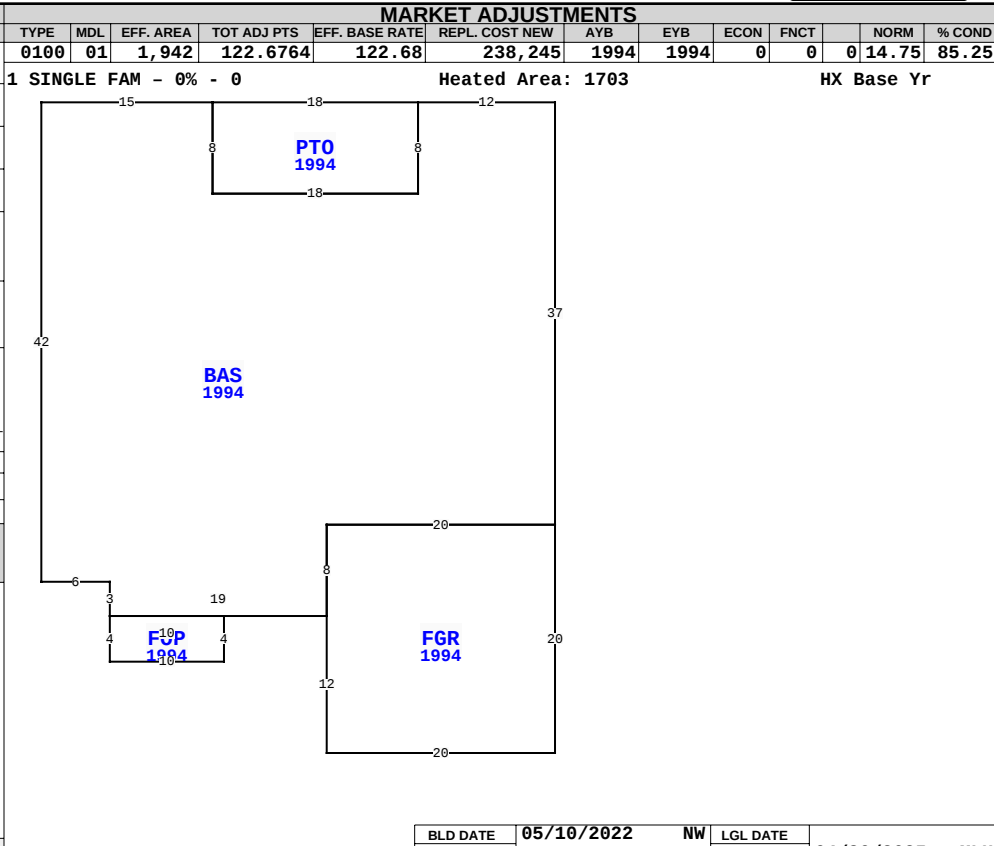
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,703	100	1994	1,703	178,108
FGR	400	55	1994	220	23,009
FOP	40	30	1994	12	1,255
PTO	144	5	1994	7	732
TOTALS	2,287			1,942	203,104

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

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



BLD DATE	05/10/2022	NW	LGL DATE	
XF DATE			LAND DATE	04/30/2025
INC DATE			AG DATE	MLU

TOTAL OB/XF									
5,593									

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	203,104		
TOTAL MARKET OB/XF VALUE	5,593		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	263,697		
SOH/AGL Deduction	9,872		
ASSESSED VALUE	253,825		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	253,825		
TOTAL JUST VALUE	263,697		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	289,793		

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
2783/517	4/09/2025	SW	U	I	11
GRANTOR: FYR SFR BORROWER LLC					
GRANTEE: HOME SFR BORROWER L					
2218/0368	8/08/2018	SW	U	I	30
GRANTOR: ARLP REO VII LLC					
GRANTEE: FYR SFR BORROWER LL					

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\$.									