LOT 627
HERON ISLES #2 PB 7/218

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

2026

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	03	Quality Level 03

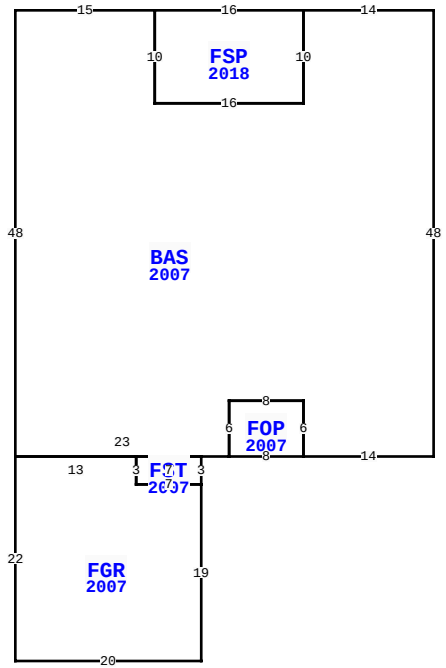
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,952	100	2007	1,952	199,782
FGR	419	55	2007	230	23,540
FOP	48	30	2007	14	1,433
FSP	160	40	2018	64	6,550
FST	21	55	2007	12	1,229
TOTALS	2,600			2,272	232,534

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	107.1140	112.47	255,532	2007	2007	0	0	0	9.00	91.00

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	232,534
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	297,534
SOH/AGL Deduction	0
ASSESSED VALUE	297,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	297,534
TOTAL JUST VALUE	297,534
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	303,003

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

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS