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

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

2026

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

NASSAU COUNTY PROPERTY

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	04	Quality Level 04

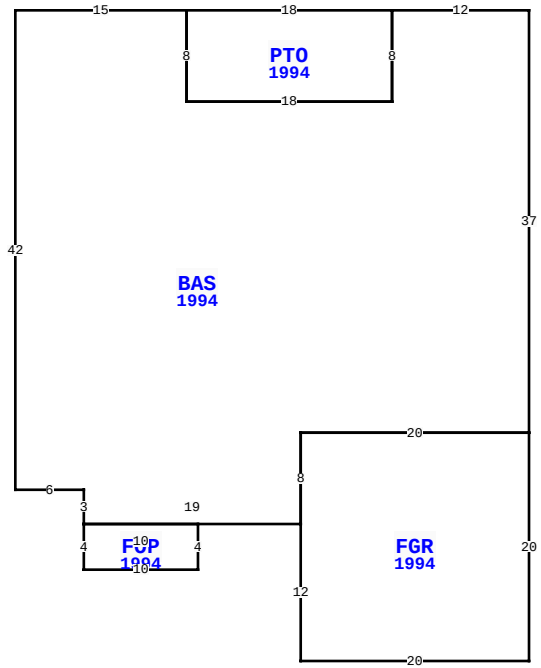
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4046.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,703	100	1994	1,703	177,991
FGR	400	55	1994	220	22,993
FOP	40	30	1994	12	1,255
PTO	144	5	1994	7	732
TOTALS	2,287			1,942	202,970

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	117.1002	122.96	238,788	1994	1994	0	0	0	15.00	85.00

1 SINGLE FAM 0% - 2026 Heated Area: 1703 HX Base Yr



86049 CATHEDRAL LN, YULEE

BLD DATE	05/10/2022 NW	LGL DATE	
XF DATE		LAND DATE	04/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	202,970
TOTAL MARKET OB/XF VALUE	2,520
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	265,490
SOH/AGL Deduction	0
ASSESSED VALUE	265,490
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	265,490
TOTAL JUST VALUE	265,490
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	263,697

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	SALE PRICE
2783/517	4/09/2025	SW	U	I	11	100
GRANTOR: FYR SFR BORROWER LLC						
GRANTEE: HOME SFR BORROWER L						
2218/0368	8/08/2018	SW	U	I	30	91,000
GRANTOR: ARLP REO VII LLC						
GRANTEE: FYR SFR BORROWER LL						

BUILDING NOTES

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$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	72	2,520	

LAND DESCRIPTION

TOTAL OB/XF 2,520

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS