LOT 57
CARTESIAN POINTE #1 PB 6/345

BAF ASSETS 3 LLC
5001 PLAZA ON THE LAKE STE 200
AUSTIN, TX 78746

2023

09-2N-27-0230-0057-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

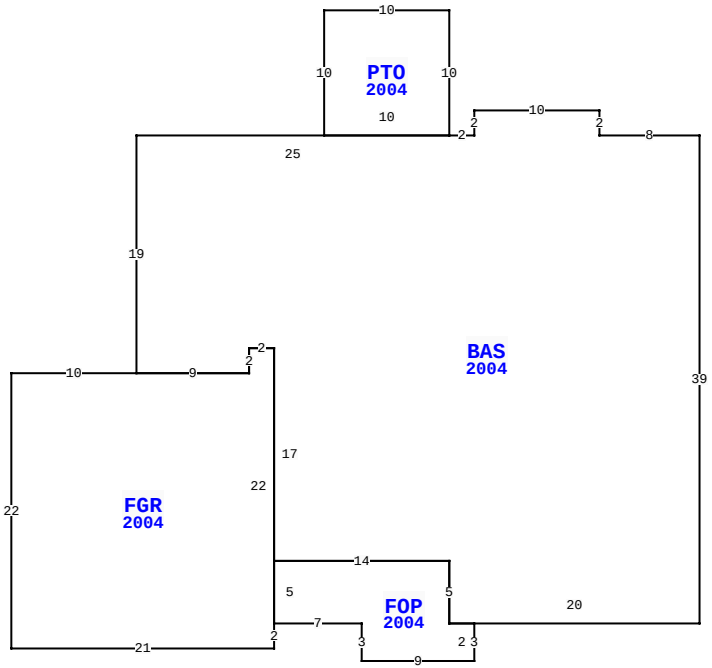
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	4050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,481	100	1,481	138,683
FGR	466	55	256	23,972
FOP	97	30	29	2,716
PTO	100	5	5	468
TOTALS	2,144		1,771	165,838

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,771	113.4000	102.34	181,244	2004	2004	0	0	0	8.50	91.50

1 SINGLE FAM – 0% - 0 Heated Area: 1481 HX Base Yr



86018 JORDAN CT, YULEE

BLD DATE	03/20/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	165,838
TOTAL MARKET OB/XF VALUE	3,318
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	219,156
SOH/AGL Deduction	17,209
ASSESSED VALUE	201,947
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	201,947
TOTAL JUST VALUE	219,156
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	183,588

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412351	NEW CONSTR	108,755	02/01/2004
P047667	NEW CONSTR	0	02/01/2004
E0412426	NEW CONSTR	2,000	02/01/2004
R045868	REPAIR/RRF	2,000	02/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2463/0472	5/18/2021	SW	U	I	11	100
GRANTOR: BAF 3 LLC						
GRANTEE: BAF ASSETS 3 LLC						
2403/1831	10/22/2020	WD	Q	I	01	182,500
GRANTOR: BLACKMON DAVID BRIAN						
GRANTEE: BAF 3 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W8 N2 W10 S2 W2 PTO=[YR=2004] N10 W10 S10 E10 $ W25 S19 FGR=[YR=2004] W10 S22 E21 N2 FOP=[YR=2004] E7 S3 E9 N3 W2 N5 W14 S5 $ N22 W2 S2 W9 $ E9 N2 E2 S17 E14 S5 E20 N39 $.

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	0811	CONCRETE B	0	0	0	0	742.00	SF	5.20	5.20	100	2004	2004	3	86	3,318	

LAND DESCRIPTION

TOTAL OB/XF 3,318

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	SFR	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/16/2018 BY SBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS