LOT 177
RIVER GLEN #1 PB 7/263

BAF ASSETS 6 LLC
5001 PLAZE OF THE LAKE STE 200
AUSTIN, TX 78746

2023

11-2N-26-1830-0177-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

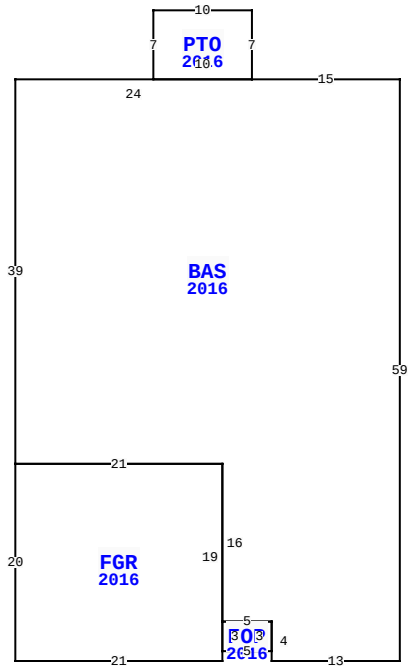
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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 05
NEIGHBORHOOD/LOC	5009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,861	100	1,861	177,165
FGR	420	55	231	21,991
FOP	15	30	4	381
PTO	70	5	4	381
TOTALS	2,366		2,100	199,918

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,100	108.1920	97.64	205,044	2016	2016	0	0	0	2.50	97.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1861 HX Base Yr



65089 LAGOON FOREST DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	199,918
TOTAL MARKET OB/XF VALUE	4,559
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	259,477
SOH/AGL Deduction	0
ASSESSED VALUE	259,477
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	259,477
TOTAL JUST VALUE	259,477
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	222,983

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531394	CO ISSUED	0	02/08/2016
B1531394	NEW CONSTR	0	11/09/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2625/0032	3/08/2023	SW	U	I	11	100
GRANTOR: BAF 3 LLC						
GRANTEE: BAF ASSETS 6 LLC						
2562/0920	5/03/2022	WD	Q	I	01	391,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: BAF 3 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W15 PTO=[YR=2016] N7 W10 S7 E10$ W24 S39
FGR=[YR=2016] S20 E21 N1 FOP=[YR=2016] E5 N3 W5 S3$ N19 W21$
E21 S16 E5 S4 E13 N59$.

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	0	0	723.00	SF	6.50	6.50	100	2016	2016	3	97	4,559	

LAND DESCRIPTION

TOTAL OB/XF 4,559

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	000135	C	SFR CNSVTN	0			0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/05/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS