LOT 87
PLUMMER CREEK #1 PB 8/28

BTR SCATTERED SITE OWNER 2 LLC
5001 PLAZA ON THE LAKE STE 200
AUSTIN, TX 78746

2023

12-2N-26-1601-0087-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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

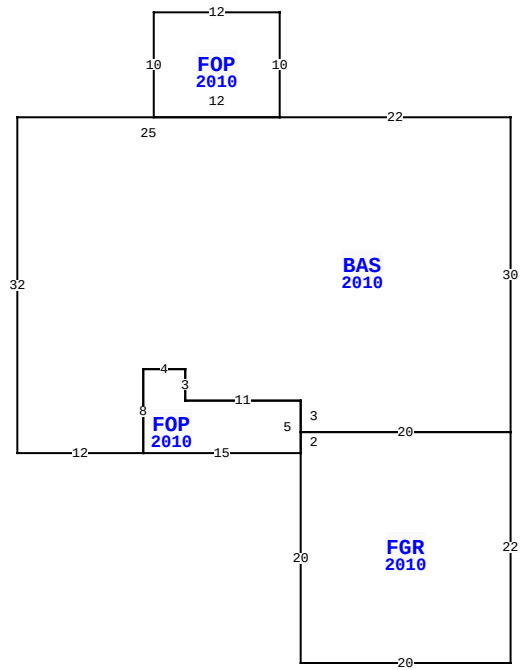
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,377	100	1,377	138,103
FGR	440	55	242	24,270
FOP	87	30	26	2,607
FOP	120	30	36	3,611
TOTALS	2,024		1,681	168,593

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,681	117.6000	106.13	178,405	2010	2010	0	0	0	5.50	94.50

1 SINGLE FAM – 0% - 0 Heated Area: 1377 HX Base Yr



81067 LOCKHAVEN DR, YULEE

BLD DATE	08/13/2010 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	168,593
TOTAL MARKET OB/XF VALUE	7,146
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	230,739
SOH/AGL Deduction	17,855
ASSESSED VALUE	212,884
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	212,884
TOTAL JUST VALUE	230,739
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	193,531

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23589	CO ISSUED	0	07/15/2010
M15361	H/AC	0	06/01/2010
B23589	NEW CONSTR	153,713	05/01/2010
P14282	OTHER	0	05/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2614/0662	1/19/2023	SW	U	I	30	1,215,500
GRANTOR: ARVM 5 LLC						
GRANTEE: BTR SCATTERED SITE						
2483/0363	7/27/2021	WD	Q	I	01	267,000
GRANTOR: MASON JODY L & ROBERT						
GRANTEE: ARVM 5 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W22 FOP=[YR=2010] N10 W12 S10 E12$ W25 S32 E12 FOP=[YR=2010] E15 FGR=[YR=2010] S20 E20 N22 W20 S2$ N5 W11 N3 W4 S8$ N8 E4 S3 E11 S3 E20 N30$.

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	2010	2010	3	94	3,290	
2	0811	CONCRETE B	0	0	35	16	560.00	SF	5.20	5.20	100	2010	2010	3	92	2,679	
3	0810	CONCRETE A	0	0	37	3	111.00	SF	6.50	6.50	100	2010	2010	3	92	664	
4	0476	VF 6 SBPL	0	0	0	0	18.00	LF	32.00	32.00	100	2014	2014	3	89	513	

LAND DESCRIPTION

TOTAL OB/XF 7,146

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	55,000.00	55,000.00	55,000							

REVIEW DATE 06/22/2021 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS