

**CPI/AMHERST SFR PROG OWNER LLC**  
5001 PLAZA ON THE LAKE STE 200  
AUSTIN, TX 78746

**30-2N-28-0150-0050-0000**

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 80

Exterior Wall31HARDIE BRD 20

RooF Structur03GABLE/HIP 100

RooF Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 70

Interior Floo11CLAY TILE 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame Stories Units02WOOD FRAME 100  
1. 1. 100  
0 100

Occupancy00NONE 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4067.00

TOTALS2,3241,889190,027

Area TypeTotal Gross AreaPct Of BaseTot Adj AreaSubarea Market Value

BAS1,5511001,551156,026

FGR3985521922,031

FOP13530404,024

FSP19240777,746

PTO4852202

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFNCTNORM% COND

0100011,889117.2031105.78199,818201220120004.9095.10

1 SINGLE FAM - 0% - 0Heated Area: 1551HX Base Yr

BLD DATE03/29/2023NW

XF DATE

LGL DATE

INC DATE

LAND DATE

AG DATE

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE190,027

TOTAL MARKET OB/XF VALUE8,490

TOTAL LAND VALUE - MARKET75,000

TOTAL MARKET VALUE273,517

SOH/AGL Deduction42,202

ASSESSED VALUE231,315

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE231,315

TOTAL JUST VALUE273,517

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE245,338

PERMIT NUMDESCRIPTIONAMTISSUED

B25908CO ISSUED007/25/2012

B26257ADDITION1,44007/01/2012

M17246H/AC005/01/2012

P15864NEW CONSTR005/01/2012

E24977NEW CONSTR004/01/2012

B25908NEW CONSTR185,31704/01/2012

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U / I / RSNSALE PRICE

2342/15232/24/2020SWUUI30272,100

GRANTOR:TRANS AM SFE II LLC

GRANTEE:CPI/AMHERST SFR PRO

2316/173011/01/2019WDDQI01240,000

GRANTOR:PASTERNAK LOLA J

GRANTEE:TRANS AM SFE II LLC

EXTRA FEATURES

95022 WINDFLOWER TRL, FERNANDINA BEACH

BLD DATE03/29/2023NW

XF DATE

LGL DATE

INC DATE

LAND DATE

AG DATE

LAND DESCRIPTIONTOTAL OB/XF8,490

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSMUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000134CSFR POND0RS-20.000.001.00LT1.001.001.0075,000.0075,000.0075,000

REVIEW DATE06/29/2017BYKWXTotal Acres: 0.00Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000PRINTED 08/02/2023 BY SYS