LOT 75
MEADOWFIELD #3 PB 6/321-323

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

2023

38-2N-27-1332-0075-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

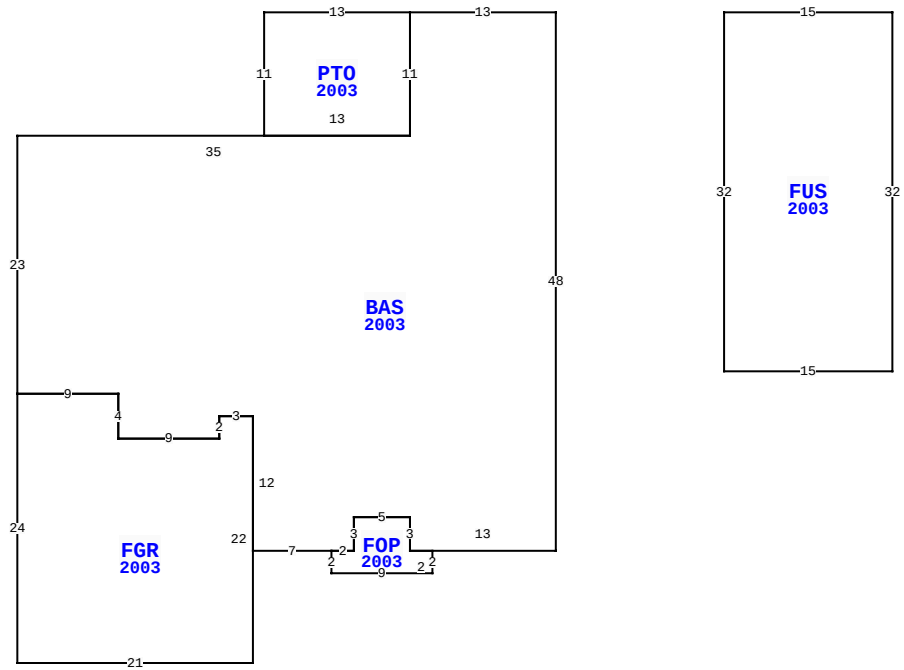
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4045.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,652	100	1,652	182,518
FGR	462	55	254	28,063
FOP	33	30	10	1,105
FUS	480	100	480	53,032
PTO	143	5	7	773
TOTALS	2,770		2,403	265,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,403	102.4100	121.61	292,229	2003	2003	0	0	0	9.15	90.85

1 SNGL FAM – 0% - 0 Heated Area: 2132 HX Base Yr



86037 MEADOWWOOD DR, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	265,490
TOTAL MARKET OB/XF VALUE	3,665
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	334,155
SOH/AGL Deduction	43,615
ASSESSED VALUE	290,540
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	290,540
TOTAL JUST VALUE	334,155
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	264,127

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310956	NEW CONSTR	149,285	01/01/2003

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						
2475/0240	6/25/2021	WD	U	I	30	300,000
GRANTOR: RE PROPERTY HOLDINGS						
GRANTEE: ARVM 5 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W13 PTO=[YR=2003] W13 S11 E13 N11$ S11 W35 S23 FGR=[YR=2003] S24 E21 N22 W3 S2 W9 N4 W9$ E9 S4 E9 N2 E3 S12 E7 FOP=[YR=2003] S2 E9 N2 W2 N3 W5 S3 W2$ E2 N3 E5 S3 E13 N48$ PTR=E15 FUS=[YR=2003] E15 S32 W15 N32$ W15$.

EXTRA FEATURES

L N	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	839.00	SF	5.20	5.20	100	2003	2003	3	84	3,665	

LAND DESCRIPTION

TOTAL OB/XF 3,665

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 10/18/2018 BY SBX Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS