

BAF ASSETS 4 LLC
5001 PLAZA ON THE LAKE STE 200
AUSTIN, TX 78746

42-2N-27-435H-0067-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

10 ABOVE AVG 70
16 WD FR STUC 30
03 GABLE/HIP 100
03 COMP SHNGL 100
05 DRYWALL 100
14 CARPET 70
11 CLAY TILE 30
03 CENTRAL 100
04 AIR DUCTED 100
4 100
2 100
02 WOOD FRAME 100
1. 1. 100
0 100
00 NONE 100

Quality

06 Quality Level 06

DOR CODE

0100 SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4047.00

TOTALS

2,5832,203233,618

EXTRA FEATURES

86068 SAND HICKORY TRL, YULEE

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

10504FP-ELECTRI00001.00UT2,000.002,000.00100200620063911,820

20855CONC PAVER000090.00SF7.007.0010020062006388554

30811CONCRETE B0000660.00SF5.205.20100200620063883,020

LAND DESCRIPTION

TOTAL OB/XF5,394

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1000100CSFR0RS-20.000.001.00LT1.001.001.0055,000.0055,000.0055,000

REVIEW DATE

06/06/2018

BY

SBX

Total Acres: 0.00

Total Land Value: 55,000

Market: 0

Agricultural: 0

Common: 55,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDD

0100012,203127.2383114.83252,97020062006007.6592.35

Heated Area: 1877HX Base Yr

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE233,618

TOTAL MARKET OB/XF VALUE5,394

TOTAL LAND VALUE - MARKET55,000

TOTAL MARKET VALUE294,012

SOH/AGL Deduction0

ASSESSED VALUE294,012

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE294,012

TOTAL JUST VALUE294,012

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE240,269

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVALUERSNCD SALE PRICE

2543/00362/25/2022SWUI11100

GRANTOR: BAF 3 LLC

GRANTEE: BAF ASSETS 4 LLC

2438/09252/25/2021WDQI01259,900

GRANTOR: HARTUNG KAREN

GRANTEE: BAF 3 LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W15 FOP=[YR=2006] W18 D3 R3 S9 E12 R3 U3
N9\$ S9 D3 L3 W12 N9 L3 U3 W6 N4 L3 U3 W8 D3 L3 S28
FGR=[YR=2006] S26 E21 N20 W15 N6 W6\$ E6 S6 E15 S12 E11
FOP=[YR=2006] S6 E8 N2 W2 N9 W6 S5\$ N5 E6 S9 E15 N46\$.