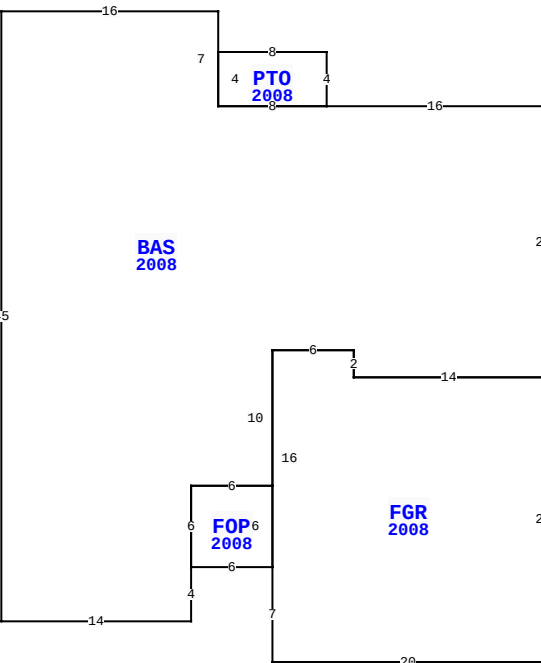


BAF ASSETS 4 LLC
5001 PLAZA ON THE LAKE STE 200
AUSTIN, TX 78746

42-2N-27-4371-0068-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION																				VALUATION SUMMARY										
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND								
Exterior Wall	16	WD FR STUC 100								0100	01	1,451	135.2010	122.02	177,051	2008	2008		0	0	7.00	93.00	VALUATION BY STANDARD							
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 0% - 2023										Heated Area: 1200 HX Base Yr										
Roof Cover	05	COMP SHNGL 100																												
Interior Wall	03	DRYWALL 100																												
Interior Floo	11	CLAY TILE 50																												
Interior Floo	14	CARPET 50																												
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	00	0 100																												
Occupancy	00	NONE 100																												
Quality		05	Quality Level 05																											
DOR CODE		0100	SINGLE FAMILY																											
MAP NUM			MKT AREA								04																			
NEIGHBORHOOD/LOC		4071.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,200	100	1,200	136,174																										
FGR	432	55	238	27,008																										
FOP	36	30	11	1,248																										
PTO	32	5	2	227																										
TOTALS		1,700	1,451	164,657																										
EXTRA FEATURES					86027 VENETIAN AVE, 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															
1	0810	CONCRETE A	0 0	0 0	488.00	SF	6.50	6.50	100	2008	2008	3	90	2,855																
2	0810	CONCRETE A	0 0	16 3	48.00	SF	6.50	6.50	100	2008	2008	3	90	281																
LAND DESCRIPTION TOTAL OB/XF 3,136																														
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	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000													
REVIEW DATE 11/19/2019 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS																														