LOT 13
LOFTON POINTE PB 6/325

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

2024

01-2N-27-1270-0013-0000

BUILDING CHARACTERISTICS

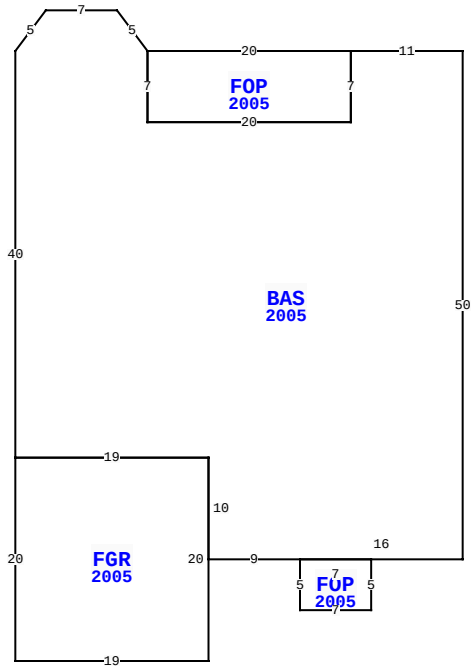
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4044.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,910	100	1,910	206,600
FGR	380	55	209	22,607
FOP	35	30	10	1,082
FOP	140	30	42	4,543
TOTALS	2,465		2,171	234,832

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,171	124.6462	118.41	257,068	2005	2005	0	0	0	8.65	91.35

1 SINGLE FAM – 0% - 0 Heated Area: 1910 HX Base Yr



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

96143 PIEDMONT DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	234,832
TOTAL MARKET OB/XF VALUE	3,799
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	303,631
SOH/AGL Deduction	40,953
ASSESSED VALUE	262,678
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	262,678
TOTAL JUST VALUE	303,631
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	312,678

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09372	MH MOVE-ON	0	03/01/2005
B14571	NEW CONSTR	138,380	02/01/2005
E14450	ELEC OTHER	2,000	02/01/2005
P09003	OTHER	0	02/01/2005
R07239	REPAIR/RRF	3,500	02/01/2005
B0514453	FOUNDATION	3,500	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2350/1386	3/26/2020	SW	U	I	30	241,900
GRANTOR: MUPR 3 ASSETS LLC						
GRANTEE: CPI/AMHERST SFR PRO						
2307/0844	9/23/2019	WD	Q	I	01	215,000
GRANTOR: RODRIGUEZ GISELA						
GRANTEE: MUPR 3 ASSETS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W11 FOP=[YR=2005] W20 S7 E20 N7$ S7 W20 N7 U4 L3 W7 L3 D4 S40 FGR=[YR=2005] S20 E19 N20 W19$ E19 S10 E9 FOP=[YR=2005] S5 E7 N5 W7$ E16 N50$.

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	0810	CONCRETE A	0	0	0	0	577.00	SF	6.50	6.50	100	2005	2005	3	86	3,225	
2	0855	CONC PAVER	0	0	22	3	66.00	SF	10.00	10.00	100	2006	2006	3	87	574	

LAND DESCRIPTION

TOTAL OB/XF 3,799

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	65,000.00	65,000.00	65,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS