

HUDSON SFR PROPERTY HOLDINGS II LLC
2711 N HASKELL STE 2100
DALLAS, TX 75204

11-2N-26-1830-0029-0000

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

10

ABOVE AVG 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

08

SHT VINYL 50

Interior Floo

14

CARPET 50

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

4 100

Bathrooms

2 100

Frame

02

WOOD FRAME 100

Stories

1.

1. 100

Units

0

100

Occupancy

00

NONE 100

Quality

03

Quality Level 03

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

05

NEIGHBORHOOD/LOC

5009.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,856

100

1,856

183,638

FGR

420

55

231

22,856

FOP

20

30

6

594

PTO

70

5

4

396

TOTALS

2,366

2,097

207,484

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

0810

CONCRETE A

0 0

0 0

722.00 SF

6.50

6.50

100

2017

2017

3

97

4,552

2

0476

VF 6 SBPL

0 0

0 0

86.00 LF

32.00

32.00

100

2020

2020

3

96

2,642

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000135

C

SFR CNSVTN

0

PUD

0.00

0.00

1.00

UT

1.00

1.00

1.00

55,000.00

55,000.00

55,000

REVIEW DATE

01/31/2024

BY

KBA

Total Acres:

0.00

Total Land Value:

55,000

Market:

0

Agricultural:

0

Common:

55,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

2,097

106.8200

101.48

212,804

2017

2017

0

0

2.50

97.50

1 SINGLE FAM - 0% - 2023

Heated Area: 1856

HX Base Yr

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

75075 MORNING GLEN CT, YULEE

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

207,484

TOTAL MARKET OB/XF VALUE

7,194

TOTAL LAND VALUE - MARKET

55,000

TOTAL MARKET VALUE

269,678

SOH/AGL Deduction

0

ASSESSED VALUE

269,678

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

269,678

TOTAL JUST VALUE

269,678

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

260,378

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2527/0591

1/04/2022

SW Q

I

01

290,300

GRANTOR: OPENDOOR PROPERTY TRU

GRANTEE: HUDSON SFR PROPERTY

2516/1590

11/22/2021

WD U

I

37

268,500

GRANTOR: WISE ROSS D & ASHLEY

GRANTEE: OPENDOOR PROPERTY T

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W15 PT0=[YR=2017] N7 W10 S7 E10\$ W24 S59 E13 N1
FOP=[YR=2017] E5 FGR=[YR=2017] S1 E21 N20 W21 S19\$ N4 W5 S4\$
N4 E5 N15 E21 N39\$.