

LOT 27
ESMT PT OR 1164/35
THE RESERVE @ NASSAU LAKES

BHVF VENTURES LLC
311 LEWIS TODD
BLANCO, TX 78606

2024

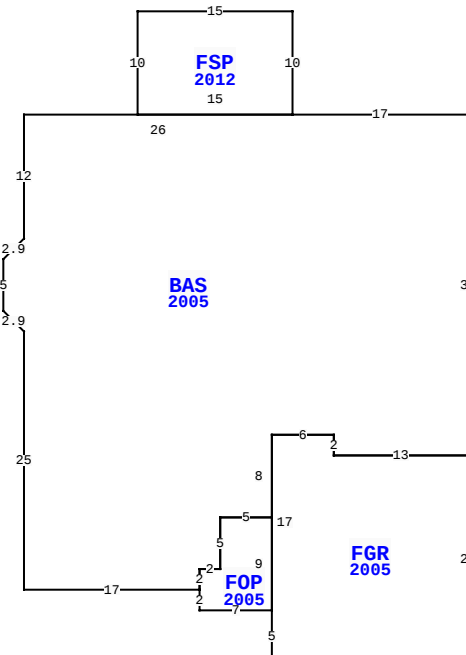
27-2N-28-1840-0027-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 50
Interior Floor	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	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,694	100	1,694	204,859
FGR	392	55	216	26,121
FOP	53	30	16	1,935
FSP	150	40	60	7,256
TOTALS	2,289		1,986	240,172

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,986	104.7620	130.95	260,067	2005	2007	0	0	0	7.65	92.35
1 SNGL FAM - 0% - 2023 Heated Area: 1694 HX Base Yr												
												
96231 ABACO ISLAND DR, FERNANDINA BEACH												
BLD DATE 05/22/2023 MLU												

TOTALS		2,289	1,986		240,172		96231 ABACO ISLAND DR, FERNANDINA BEACH										XF DATE INC DATE		LAND DATE AG DATE		05/22/2023	MLU
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	660.00		SF	5.20	5.20	100	2005	2005	3	86	2,952					
2	0855	CONC PAVER	0	0	0	0	767.00		SF	10.00	10.00	100	2007	2007	3	88	6,750					

LAND DESCRIPTION										TOTAL OB/XF								9,702	
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	LA VA		
1	000133	C	SFR LAKE	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00			

NASSAU COUNTY PROPERTY												
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4										Tax Dist:		
BUILDING MARKET VALUE										240,172		
TOTAL MARKET OB/XF VALUE										9,702		
TOTAL LAND VALUE - MARKET										75,000		
TOTAL MARKET VALUE										324,874		
SOH/AGL Deduction										0		
ASSESSED VALUE										324,874		
TOTAL EXEMPTION VALUE										0		
BASE TAXABLE VALUE										324,874		
TOTAL JUST VALUE										324,874		
NCON VALUE										0		
INCOME VALUE										0		
PREVIOUS YEAR MKT VALUE										314,205		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2100870	REPAIR/RRF	15,000	01/26/2021
E15477	ELEC OTHER	1,600	08/01/2005
M10227	MECH OTHER	0	08/01/2005
P09683	OTHER	0	07/01/2005
R0507732	REPAIR/RRF	1,500	06/01/2005
B0515364	NEW CONSTR	198,340	06/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2589/1581	8/31/2022	WD	Q	I	01	405,000			
GRANTOR: COOPER ANITA									
GRANTEE: BHVF VENTURES LLC									
1373/0344	12/12/2005	WD	Q	I		198,500			
GRANTOR: RICHMOND AMERICAN HOM									
GRANTEE: COOPER ANITA									

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2005] W17 FSP=[YR=2012] N10 W15 S10 E15\$ W26 S12 L2 D2 S5 R2 D2 S25 E17 FOP=[YR=2005] S2 E7 FGR=[YR=2005] S5 E19 N20 W13 N2 W6 S17\$ N9 W5 S5 W2 S2\$ N2 E2 N5 E5 N8 E6 S2E13 N33\$.												