

LOT 79
LOFTON OAKS @ YULEE HOME
PARKS #1 PB 5/323-325

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

2024

38-2N-27-1270-0079-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 70		
Interior Floor	12	HARDWOOD 30		
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	05	Quality Level 05		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC	4046.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,038	100	1,038	145,551
FGR	342	55	188	26,362
FOP	24	30	7	981
TOTALS	1,404		1,233	172,894

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,233	141.7856	161.64	199,302	1996	1996	0	0	0	13.25
1 SINGLE FAM - 0% - 2023						Heated Area: 1038		HX Base Yr			
12 18 19 12 6 19 12 13 10 3 10 36 4 4 6 6 8 45 36 10 13 19 12 BAS 1996 FGR 1996 FOP 1996											
				BLD DATE		05/10/2022		NW		LGL DATE	
				XF DATE						LAND DATE	