

ARMM ASSET COMPANY 2 LLC
5001 PLAZA ON THE LAKE SUITE 2
AUSTIN, TX 78746

42-2N-27-435H-0018-0000

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

10

ABOVE AVG 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

14

CARPET 80

Interior Floor

08

SHT VINYL 20

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

4

100

Bathrooms

2

100

Frame Stories

02

WOOD FRAME 100

Units

1.

1. 100

Occupancy

00

NONE 100

Quality

06

Quality Level 06

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

04

NEIGHBORHOOD/LOC

4047.00

TOTALS

2,245

1,955

209,173

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

766.00

SF

5.20

5.20

100

2004

2004

3

84

3,346

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

000100

C

SFR

0

0003

RSF-2

0.00

0.00

1.00

LT

1.00

1.00

1.00

55,000.00

55,000.00

55,000

REVIEW DATE

05/12/2019

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

1,955

123.9700

117.77

230,240

2004

2004

0

0

9.15

90.85

1 SINGLE FAM - 0% - 2024

Heated Area: 1673

HX Base Yr

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,673

100

1,673

179,001

FGR

440

55

242

25,892

FOP

32

30

10

1,070

FOP

100

30

30

3,210

BLD DATE

03/14/2023

NW

LGL DATE

XF DATE

LAND DATE

INC DATE

AG DATE

86394 SAND HICKORY TRL, YULEE

VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

209,173

TOTAL MARKET OB/XF VALUE

3,346

TOTAL LAND VALUE - MARKET

55,000

TOTAL MARKET VALUE

267,519

SOH/AGL Deduction

0

ASSESSED VALUE

267,519

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

267,519

TOTAL JUST VALUE

267,519

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

258,231

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q / U

V / I

RSN CD

SALE PRICE

2664/1799

8/28/2023

WD

Q

I

01

333,000

GRANTOR: WAHLIE ZACHARY J & LA

GRANTEE: ARMM ASSET COMPANY

2451/0345

4/09/2021

WD

Q

I

01

220,000

GRANTOR: BOKOWY CHRISTOPHER A

GRANTEE: WAHLIE ZACHARY J &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W25 FOP=[YR=2004] W10 S10 E10 N10\$ S10 W10 S41
FOP=[YR=2004] S8 E4 N8 W4\$ E4 S8 E11 FGR=[YR=2004] S9 E20
N22 W20 S13\$ N13 E20 N46\$.