

LOT B-7  
VILLAS AT OYSTER BAY HARBOURS  
PBK 8/229

BECKMAN ANTHONY & CARLA  
2218 TROPHY CLUB DR  
TROPHY CLUB, TX 76262

2024

46-3N-28-5481-00B7-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | HARDIE BRD 70  |
| Exterior Wall            | 17 | CB STUCCO 30   |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 13 | LVT/LAMNT 70   |
| Interior Floo            | 14 | CARPET 30      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 4  | 100            |
| Bathrooms                | 3  | 100            |
| Frame                    | 02 | WOOD FRAME 70  |
| Frame                    | 03 | MASONRY 30     |
| Stories                  | 2. | 2. 100         |
| Units                    |    | 0 100          |

|          |      |                  |
|----------|------|------------------|
| Quality  | 04   | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 04 |
|---------|--|----------|----|

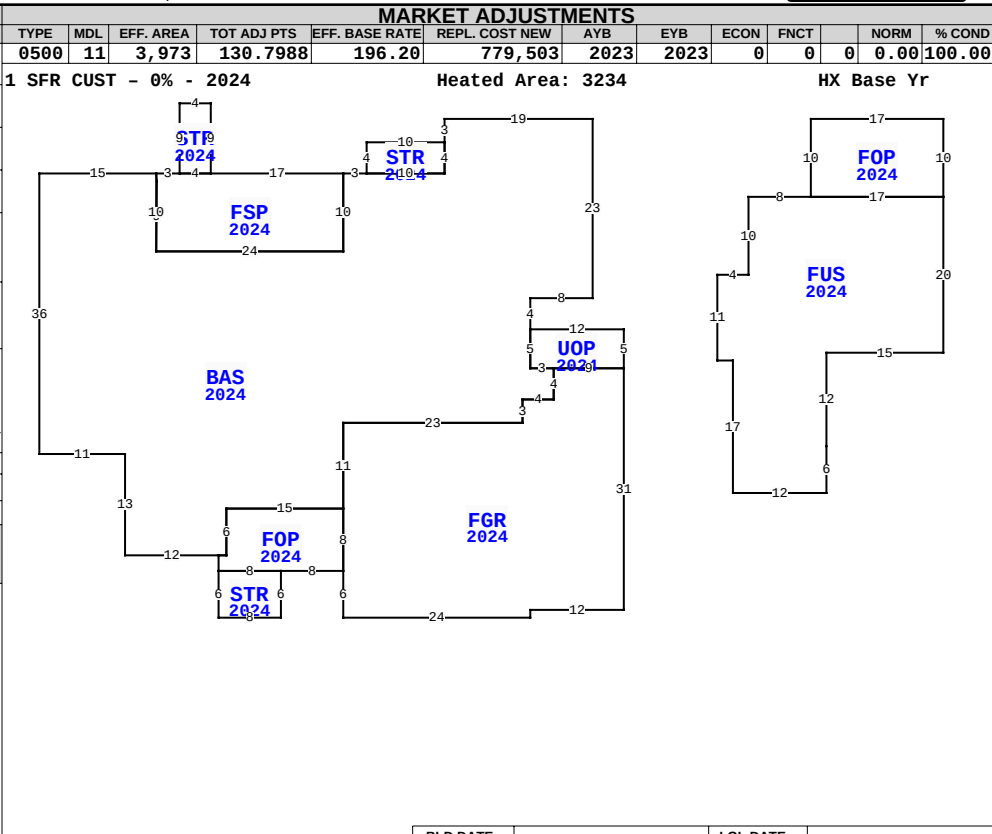
|                  |          |
|------------------|----------|
| NEIGHBORHOOD/LOC | 4024.100 |
|------------------|----------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,476            | 100         | 2,476        | 485,791              |
| FGR       | 963              | 55          | 530          | 103,986              |
| FOP       | 122              | 30          | 37           | 7,259                |
| FOP       | 170              | 30          | 51           | 10,006               |
| FSP       | 240              | 40          | 96           | 18,835               |
| FUS       | 758              | 100         | 758          | 148,720              |
| STR       | 36               | 10          | 4            | 785                  |
| STR       | 40               | 10          | 4            | 785                  |
| STR       | 48               | 10          | 5            | 981                  |
| UOP       | 60               | 20          | 12           | 2,354                |
| TOTALS    | 4,913            |             | 3,973        | 779,503              |

| EXTRA FEATURES |            |             |
|----------------|------------|-------------|
| L N            | OB/XF CODE | DESCRIPTION |

| L N | OB/XF CODE | DESCRIPTION  | BLD | CAP | L | W |  |
|-----|------------|--------------|-----|-----|---|---|--|
| 1   | 0501       | FP - AVERAGE | 0   | 0   | 0 | 0 |  |
| 2   | 0855       | CONC PAVER   | 0   | 0   | 0 | 0 |  |
|     |            |              |     |     |   |   |  |
|     |            |              |     |     |   |   |  |
|     |            |              |     |     |   |   |  |
|     |            |              |     |     |   |   |  |
|     |            |              |     |     |   |   |  |
|     |            |              |     |     |   |   |  |

| LAND DESCRIPTION |          |           |
|------------------|----------|-----------|
| L N              | USE CODE | CLS       |
| 1                | 000116   | C         |
|                  |          | SFR MARSH |
|                  |          | 0         |



|                                     |          |           |            |     |
|-------------------------------------|----------|-----------|------------|-----|
| 96597 BAY VIEW DR, FERNANDINA BEACH | BLD DATE | LGL DATE  | 04/04/2024 | MLU |
|                                     | XF DATE  | LAND DATE |            |     |
|                                     | INC DATE | AG DATE   |            |     |

| TOTAL OB/XF |           |           | 24,400 |
|-------------|-----------|-----------|--------|
| TOT LND UTS | UNIT TYPE | DPTH FACT | % COND |
| 1.00        | LT        | 1.00      | 1.00   |

| NASSAU COUNTY PROPERTY    |              |           | PAGE 1 of 1 | 4 |
|---------------------------|--------------|-----------|-------------|---|
| VALUATION SUMMARY         |              |           | STANDARD    |   |
| VALUATION BY              | Tax Group: 4 | Tax Dist: |             |   |
| BUILDING MARKET VALUE     |              |           | 779,503     |   |
| TOTAL MARKET OB/XF VALUE  |              |           | 24,400      |   |
| TOTAL LAND VALUE - MARKET |              |           | 160,000     |   |
| TOTAL MARKET VALUE        |              |           | 963,903     |   |
| SOH/AGL Deduction         |              |           | 8,750       |   |
| ASSESSED VALUE            |              |           | 955,153     |   |
| TOTAL EXEMPTION VALUE     |              |           | 0           |   |
| BASE TAXABLE VALUE        |              |           | 955,153     |   |
| TOTAL JUST VALUE          |              |           | 963,903     |   |
| NCON VALUE                |              |           | 803,903     |   |
| INCOME VALUE              |              |           |             |   |
| PREVIOUS YEAR MKT VALUE   |              |           | 145,000     |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 230013181  | CO ISSUED   |         | 10/13/2023 |
| 22015571   | NEW CONSTR  | 610,236 | 10/18/2022 |

| SALES DATA        |           |           |     |     |        |
|-------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD |
| 2483/0977         | 7/30/2021 | SW        | Q   | V   | 05     |
| SALE PRICE        |           |           |     |     |        |
| 270,000           |           |           |     |     |        |

|                               |
|-------------------------------|
| GRANTOR: O B ISLAND HOMES LLC |
| GRANTEE: BECKMAN ANTHONY & C  |

| BUILDING NOTES |  |  |
|----------------|--|--|
|                |  |  |

| BUILDING DIMENSIONS                                         |                                      |  |
|-------------------------------------------------------------|--------------------------------------|--|
| BAS=[YR=2024;ORIG=80,10]                                    | W19 S3 S4 W10 W3 S10 W24 U9R0.1      |  |
| U1L0.1 W15 S36 E11 S13 E12 E1 N6 E15 N11 E23 N3 E4 N4 W3 N5 |                                      |  |
| N4 E8 N23 \$                                                |                                      |  |
| FGR=[YR=2024;ORIG=48,49]                                    | S11 S8 S6 E24 N1 E12 N31 W9 S4 W4 S3 |  |
| W23 \$                                                      |                                      |  |
| FUS=[YR=2024;ORIG=100,30]                                   | N10 E8 E17 S20 W15 S12 S6 W12 N17    |  |
| W2 N11 E4 \$                                                |                                      |  |
| FSP=[YR=2024;ORIG=24,17]                                    | E3 E4 E17 S10 W24 N10 \$             |  |
| FOP=[YR=2024;ORIG=108,10]                                   | E17 S10 W17 N10 \$                   |  |
| FOP=[YR=2024;ORIG=33,60]                                    | E15 S8 W8 W8 N2 E1 N6 \$             |  |
| UOP=[YR=2024;ORIG=72,37]                                    | E12 S5 W9 W3 N5 \$                   |  |
| STR=[YR=2024;ORIG=32,68]                                    | S6 E8 N6 W8 \$                       |  |