

BTR SCATTERED SITE OWNER 2 LLC
5001 PLAZA ON THE LAKE STE 200
AUSTIN, TX 78746

01-2N-27-1270-0088-0000

ELEMENT

CD

BUILDING CHARACTERISTICS

CONSTRUCTION

Exterior Wall

30

VINYL 70

Exterior Wall

16

WD FR STUC 30

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

11

CLAY TILE 60

Interior Floo

13

LVT/LAMNT 40

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3

100

Bathrooms

2.5

100

Frame Stories

02

WOOD FRAME 100

Units

2.

100

Occupancy

00

NONE 100

Quality

06

Quality Level 06

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

04

NEIGHBORHOOD/LOC

4044.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

820

100

2006

820

98,353

FGR

433

55

2006

238

28,546

FUS

1,045

100

2006

1,045

125,340

PTO

15

5

2006

1

120

PTO

130

5

2006

6

720

TOTALS

2,443

2,110

253,079

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

474.00

SF

6.50

6.50

100

2006

2006

3

86

2,650

2

0810

CONCRETE A

0 0

0 0

36.00

SF

6.50

6.50

100

2006

2006

3

86

201

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000100

C

RES

0

0003

PUD

0.00

0.00

1.00

LT

1.00

1.00

1.00

65,000.00

65,000.00

65,000

REVIEW DATE

05/12/2019

BY

KBA

Total Acres:

0.00

Total Land Value:

65,000

Market:

0

Agricultural:

0

Common:

65,000

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

2,110

131.2955

131.30

277,043

2006

2006

0

0

0

8.65

91.35

1 SINGLE FAM - 0% - 2024

Heated Area: 1865

HX Base Yr

PTO

2006

BAS

2006

FGR

2006

PTC

2006

FUS

2006

BLD DATE

03/03/2023

NW

LGL DATE

LAND DATE

AG DATE

96325 PIEDMONT DR, FERNANDINA BEACH

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2614/0662

1/19/2023

SW

U

I

30

1,215,500

GRANTOR: ARVM 5 LLC

GRANTEE: BTR SCATTERED SITE

2498/1933

9/20/2021

WD

Q

I

01

275,000

GRANTOR: LE HUNG & ZENGZHEN HU

GRANTEE: ARVM 5 LLC INC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W17 PTO=[YR=2006] N10 W13 S10 E13\$ W18 S37 D3 R2 E5 R3 U3 N2 PTO=[YR=2006] E5 FGR=[YR=2006] E20 N23 W11 S3 W9 S20\$ N3 W5 S3\$ N3 E5 N17 E9 N3 E11 N12\$ PTR=[YR=2006] E15 FUS=[YR=2006] E35 S29 W20 S2 W15 N31\$ W15\$.