LOT 57
CARTESIAN POINTE #1 PB 6/345

BAF ASSETS 3 LLC
5001 PLAZA ON THE LAKE STE 200
AUSTIN, TX 78746

2025

09-2N-27-0230-0057-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	04	Quality Level 04

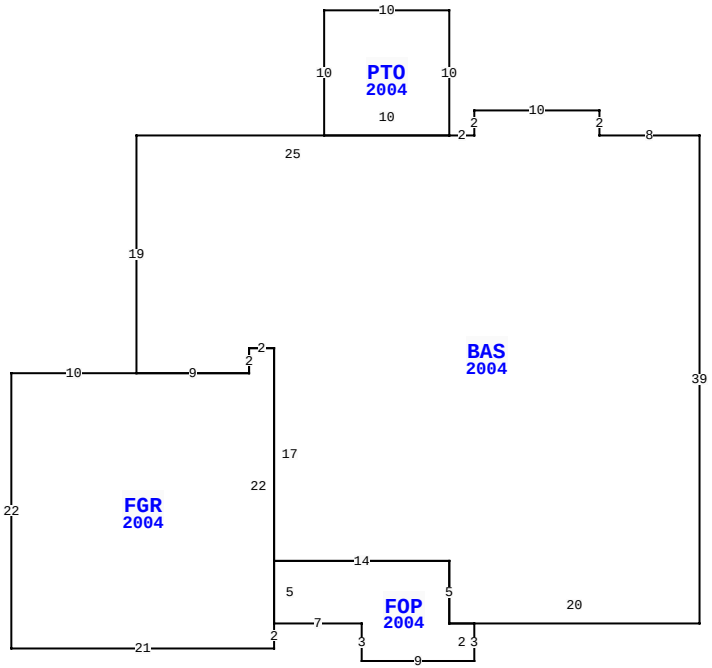
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4050.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,481	100	2004	1,481	151,570
FGR	466	55	2004	256	26,200
FOP	97	30	2004	29	2,968
PTO	100	5	2004	5	512
TOTALS	2,144			1,771	181,250

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,771	113.4000	113.40	200,831	2004	2004	0	0	0	9.75	90.25

1 SINGLE FAM – 0% - 0 Heated Area: 1481 HX Base Yr



86018 JORDAN CT, YULEE

BLD DATE	03/20/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	181,250
TOTAL MARKET OB/XF VALUE	3,202
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	234,452
SOH/AGL Deduction	0
ASSESSED VALUE	234,452
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	234,452
TOTAL JUST VALUE	234,452
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	226,383

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412351	NEW CONSTR	108,755	02/01/2004
P047667	NEW CONSTR	0	02/01/2004
E0412426	NEW CONSTR	2,000	02/01/2004
R045868	REPAIR/RRF	2,000	02/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2463/0472	5/18/2021	SW	U	I	11	100
GRANTOR: BAF 3 LLC						
GRANTEE: BAF ASSETS 3 LLC						
2403/1831	10/22/2020	WD	Q	I	01	182,500
GRANTOR: BLACKMON DAVID BRIAN						
GRANTEE: BAF 3 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W8 N2 W10 S2 W2 PTO=[YR=2004] N10 W10 S10 E10 $ W25 S19 FGR=[YR=2004] W10 S22 E21 N2 FOP=[YR=2004] E7 S3 E9 N3 W2 N5 W14 S5 $ N22 W2 S2 W9 $ E9 N2 E2 S17 E14 S5 E20 N39 $.

EXTRA FEATURES

LN	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	742.00	SF	5.20	5.20	100	2004	2004	3	83	3,202	

LAND DESCRIPTION

TOTAL OB/XF 3,202

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	50,000.00	50,000.00	50,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS