LOT 177
RIVER GLEN #1 PB 7/263

BAF ASSETS 6 LLC
5001 PLAZE OF THE LAKE STE 200
AUSTIN, TX 78746

2025

11-2N-26-1830-0177-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

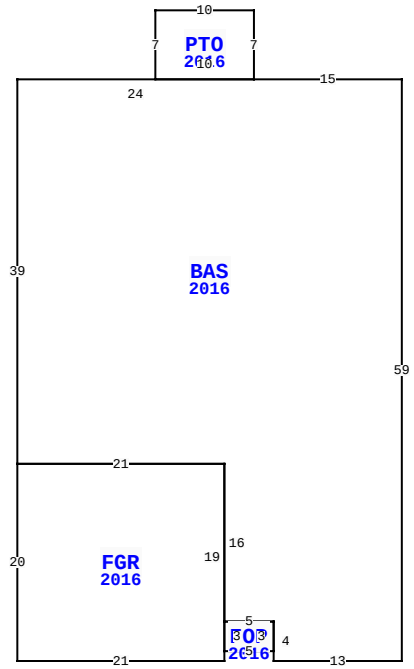
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,861	100	2016	1,861	194,295
FGR	420	55	2016	231	24,117
FOP	15	30	2016	4	418
PTO	70	5	2016	4	418
TOTALS	2,366			2,100	219,247

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,100	108.1920	108.19	227,199	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1861 HX Base Yr



65089 LAGOON FOREST DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	219,247
TOTAL MARKET OB/XF VALUE	4,465
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	278,712
SOH/AGL Deduction	0
ASSESSED VALUE	278,712
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	278,712
TOTAL JUST VALUE	278,712
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	268,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531394	CO ISSUED	0	02/08/2016
B1531394	NEW CONSTR	0	11/09/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2625/0032	3/08/2023	SW	U	I	11	100
GRANTOR: BAF 3 LLC						
GRANTEE: BAF ASSETS 6 LLC						
2562/0920	5/03/2022	WD	Q	I	01	391,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: BAF 3 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W15 PTO=[YR=2016] N7 W10 S7 E10$ W24 S39
FGR=[YR=2016] S20 E21 N1 FOP=[YR=2016] E5 N3 W5 S3$ N19 W21$
E21 S16 E5 S4 E13 N59$.

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	0810	CONCRETE A	0	0	0	0	723.00	SF	6.50	6.50	100	2016	2016	3	95	4,465	

LAND DESCRIPTION

TOTAL OB/XF 4,465

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	000135	C	RES NATURAL	0		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS