LOT 68
TIMBER CREEK PLANTATION #3
PB 7/302

BAF ASSETS 4 LLC
5001 PLAZA ON THE LAKE STE 200
AUSTIN, TX 78746

2025

11-2N-26-2052-0068-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

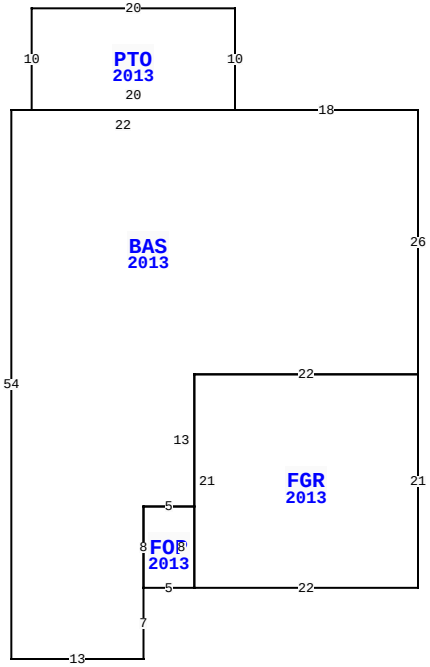
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,469	100	2013	1,469	151,397
FGR	462	55	2013	254	26,177
FOP	40	30	2013	12	1,237
PTO	200	5	2013	10	1,031
TOTALS	2,171			1,745	179,842

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,745	108.6000	108.60	189,507	2013	2013	0	0	0	5.10	94.90

1 SINGLE FAM – 0% - 2023 Heated Area: 1469 HX Base Yr



77160 COBBLESTONE 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	179,842
TOTAL MARKET OB/XF VALUE	3,681
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	238,523
SOH/AGL Deduction	0
ASSESSED VALUE	238,523
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	238,523
TOTAL JUST VALUE	238,523
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	230,472

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327236	CO ISSUED	0	08/29/2013
B1327236	NEW CONSTR	177,811	05/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2543/0036	2/25/2022	SW	U	I	11	100
GRANTOR: BAF 3 LLC						
GRANTEE: BAF ASSETS 4 LLC						
2498/1954	9/20/2021	WD	Q	I	01	240,000
GRANTOR: FIN HOMES LLC						
GRANTEE: BAF 3 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W18 PTO=[YR=2013] N10 W20 S10 E20$ W22 S54 E13 N7 FOP=[YR=2013] E5 FGR=[YR=2013] E22 N21 W22 S21$ N8 W5 S8$ N8 E5 N13 E22 N26$.

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	609.00	SF	6.50	6.50	100	2013	2013	3	93	3,681	

LAND DESCRIPTION

TOTAL OB/XF 3,681

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	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 PRINTED 07/30/2025 BY SYS