

LOT 27
ESMT PT OR 1164/35
THE RESERVE @ NASSAU LAKES

BHVF VENTURES LLC
311 LEWIS TODD
BLANCO, TX 78606

2025

27-2N-28-1840-0027-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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 04
NEIGHBORHOOD/LOC	4011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,694	100	2005	1,694	212,406
FGR	392	55	2005	216	27,084
FOP	53	30	2005	16	2,007
FSP	150	40	2012	60	7,523
TOTALS	2,289			1,986	249,020

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	660.00	SF	5.20	5.20	
2	0855	CONC PAVER	0	0	0	0	767.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	RES POND	0		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,986	104.7620	138.29	274,644	2005	2005	0	0	9.33	90.67
1 SNGL FAM - 0% - 2023 Heated Area: 1694 HX Base Yr											
96231 ABACO ISLAND DR, FERNANDINA BEACH, FL 32034											
BLD DATE: 04/25/2025 MLU											

TOTAL OB/XF											
9,556											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			249,020
TOTAL MARKET OB/XF VALUE			9,556
TOTAL LAND VALUE - MARKET			95,000
TOTAL MARKET VALUE			353,576
SOH/AGL Deduction			0
ASSESSED VALUE			353,576
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			353,576
TOTAL JUST VALUE			353,576
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			324,874

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2100870	REPAIR/RRF	15,000	01/26/2021
E15477	ELEC OTHER	1,600	08/01/2005
M10227	MECH OTHER	0	08/01/2005
P09683	OTHER	0	07/01/2005
R0507732	REPAIR/RRF	1,500	06/01/2005
B0515364	NEW CONSTR	198,340	06/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2589/1581	8/31/2022	WD	Q	I	01
GRANTOR: COOPER ANITA					
GRANTEE: BHVF VENTURES LLC					
1373/0344	12/12/2005	WD	Q	I	
GRANTOR: RICHMOND AMERICAN HOM					
GRANTEE: COOPER ANITA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W17 FSP=[YR=2012] N10 W15 S10 E15\$ W26 S12 L2 D2 S5 R2 D2 S25 E17 FOP=[YR=2005] S2 E7 FGR=[YR=2005] S5 E19 N20 W13 N2 W6 S17\$ N9 W5 S5 W2 S2\$ N2 E2 N5 E5 N8 E6 S2E13 N33\$.											