

CPI/AMHERST SFR PROG OWNER LLC
5001 PLAZA ON THE LAKE STE 200
AUSTIN, TX 78746

30-2N-28-0150-0050-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT		CD								TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT				NORM		% COND					
Exterior Wall		16		WD FR STUC 80						0100		01		1,889		117.2031		117.20		221,391		2012		2012				0		0		5.90		94.10					
Exterior Wall		31		HARDIE BRD 20						1		SINGLE FAM - 0% - 0						Heated Area: 1551						HX Base Yr															
Roof Structure		03		GABLE/HIP 100																																			
Roof Cover		03		COMP SHNGL 100																																			
Interior Wall		05		DRYWALL 100																																			
Interior Floor		14		CARPET 70																																			
Interior Floor		11		CLAY TILE 30																																			
Air Condition		03		CENTRAL 100																																			
Heating Type		04		AIR DUCTED 100																																			
Bedrooms				3 100																																			
Bathrooms				2 100																																			
Frame		02		WOOD FRAME 100																																			
Stories				1. 100																																			
Units				0 100																																			
Occupancy		00		NONE 100																																			
Quality		04		Quality Level 04																																			
DOR CODE		0100		SINGLE FAMILY																																			
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC		4067.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		1,551		100		2012		1,551		171,052																													
FGR		398		55		2012		219		24,153																													
FOP		135		30		2012		40		4,411																													
FSP		192		40		2012		77		8,492																													
PTO		48		5		2012		2		220																													
TOTALS		2,324						1,889		208,329																													
EXTRA FEATURES										95022 WINDFLOWER TRL, FERNANDINA BEACH										BLD DATE 03/29/2023 NW LGL DATE 04/23/2025 MLU																			
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 0811 CONCRETE B 0 0 0 0 690.00 SF 5.20 5.20 100 2012 2012 3 92 3,301																																							
2 0476 VF 6 SBPL 0 0 0 0 160.00 LF 32.00 32.00 100 2012 2012 3 81 4,147																																							
3 0479 VF PICKET 0 0 0 0 90.00 LF 10.00 10.00 100 2012 2012 3 81 729																																							