LOT 4
DEERFIELD ACRES PB 5/299

ALTO ASSET COMPANY 2 LLC
5001 PLAZA ON THE LAKE, SUITE #200
AUSTIN, TX 78746

2025

37-1N-25-0340-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

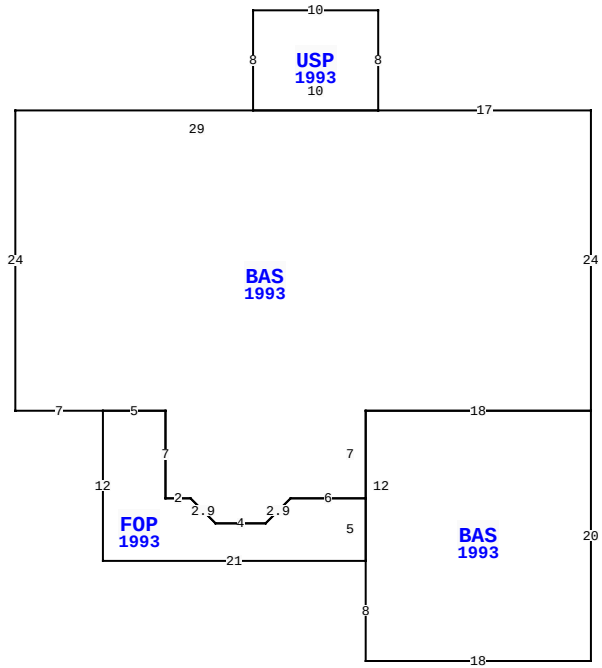
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	1993	360	43,890
BAS	1,228	100	1993	1,228	149,714
FOP	128	30	1993	38	4,633
USP	80	30	1993	24	2,926
TOTALS	1,796			1,650	201,162

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,650	144.2790	144.28	238,062	1991	1993	0	0	0	15.50	84.50

1 SINGLE FAM – 0% - 0 Heated Area: 1588 HX Base Yr



54080 JAMIE DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	214,159
TOTAL MARKET OB/XF VALUE	3,618
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	277,777
SOH/AGL Deduction	36,432
ASSESSED VALUE	241,345
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	241,345
TOTAL JUST VALUE	277,777
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	248,617

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15290	GARAGE	17,424	05/01/2005
R0507672	REPAIR/RRF	1,000	05/01/2005
B941510	NEW CONSTR	1,595	12/01/1994
7323	NEW CONSTR	2,291	04/01/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2342/1397	2/21/2020	SW	U	I	30	484,300
GRANTOR: MUPR 3 ASSETS LLC						
GRANTEE: ALTO ASSET COMPANY						
2291/0831	7/16/2019	WD	Q	I	01	183,000
GRANTOR: DUKES JOSEPH						
GRANTEE: MUPR 3 ASSETS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 USP=[YR=1993] N8 W10 S8 E10$ W29 S24 E7 FOP=[YR=1993] S12 E21 BAS=[YR=1993] S8 E18 N20 W18 S12 $ N5 W6 D2 L2 W4 U2 L2 W2 N7 W5$ E5 S7 E2 D2 R2 E4 U2 R2 E6 N7 E18 N24$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	2,380	
2	0810	CONCRETE A	0	0	20	16	320.00	SF	6.50	6.50	100	1991	1991	3	59.5	1,238	

LAND DESCRIPTION

TOTAL OB/XF 3,618

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	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 06/03/2024 BY TWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

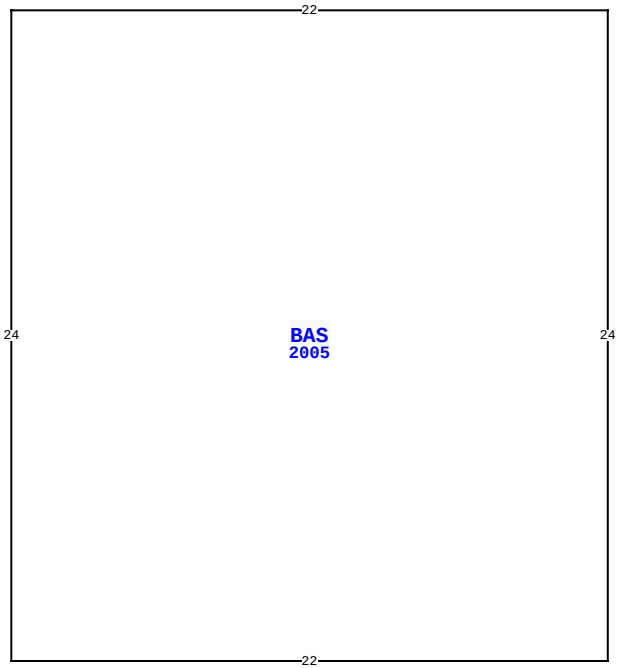
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8027.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	528	100	2005	528	12,997
TOTALS	528			528	12,997

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	528	92.4000	34.19	18,052	2005	2005	0	0	0	28.00	72.00

2 GARAGE RES – 0% - 0 Heated Area: 528 HX Base Yr



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GRANTOR: DUKES JOSEPH						
GRANTEE: MUPR 3 ASSETS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W22 S24 E22 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/03/2024 BY TWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS