LOT 323
HERON ISLES #2 PB 7/218

CPI/AMHERST SFR PROGRAM II OWNER LLC
5001 PLAZA ON THE LAKE STE 200
AUSTIN, TX 78756

**2025**

**37-3N-28-0740-0323-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

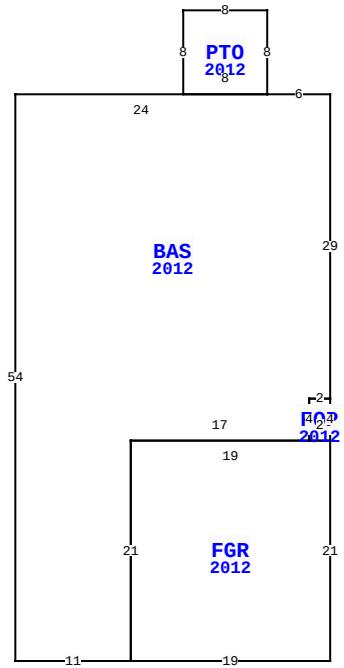
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4038.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,213 | 100 | 2012 | 1,213 | 136,442 |
| FGR | 399 | 55 | 2012 | 219 | 24,634 |
| FOP | 8 | 30 | 2012 | 2 | 225 |
| PTO | 64 | 5 | 2012 | 3 | 337 |
| TOTALS | 1,684 | | | 1,437 | 161,638 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,437 | 119.0280 | 119.03 | 171,046 | 2012 | 2012 | 0 | 0 | 0 | 5.50 | 94.50 |

1 SINGLE FAM – 0% - 0 Heated Area: 1213 HX Base Yr




96076 AQUA VISTA CT, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/13/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 161,638 |
| TOTAL MARKET OB/XF VALUE | 3,865 |
| TOTAL LAND VALUE - MARKET | 65,000 |
| TOTAL MARKET VALUE | 230,503 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 230,503 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 230,503 |
| TOTAL JUST VALUE | 230,503 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 220,623 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C1226167 | CO ISSUED | 0 | 10/16/2012 |
| E25201 | TEMP POLE | 0 | 06/01/2012 |
| B26167 | NEW CONSTR | 144,292 | 06/01/2012 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2442/0180 | 3/11/2021 | SW | U | I | 30 | 578,100 |
| GRANTOR: ARVM 5 LLC | | | | | | |
| GRANTEE: CPI/AMHERST SFR PRO | | | | | | |
| 2383/0082 | 8/06/2020 | WD | Q | I | 01 | 188,500 |
| GRANTOR: ROSE LISA M | | | | | | |
| GRANTEE: ARVM 5 LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2012] W6 PTO=[YR=2012] N8 W8 S8 E8 $ W24 S54 E11 FGR=[YR=2012] E19 N21 FOP=[YR=2012] N4 W2 S4 E2 $ W19 S21 $ N21 E17 N4 E2 N29 $.

## 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 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 808.00 | SF | 5.20 | 5.20 | 100 | 2012 | 2012 | 3 | 92 | 3,865 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,865

| 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 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 65,000.00 | 65,000.00 | 65,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS