

LOT 79
LOFTON OAKS @ YULEE HOME
PARKS #1 PB 5/323-325

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

2025

38-2N-27-1270-0079-0000



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	11	CLAY TILE 70			
Interior Floo	12	HARDWOOD 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	05	Quality Level 05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC	4046.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,038	100	1996	1,038	126,941
FGR	342	55	1996	188	22,992
FOP	24	30	1996	7	856
TOTALS	1,404			1,233	150,788

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,233	141.7856	141.79	174,827	1996	1996	0	0	0 13.75	86.25

1 SINGLE FAM - 0% - 2023

Heated Area: 1038

HX Base Yr

Diagram showing lot dimensions and area calculations:

- Top horizontal dimension: 45
- Left vertical dimension: 12
- Inner rectangle dimensions: 19 (width) x 18 (height)
- Inner rectangle area: FGR 1996
- Right vertical dimension: 36
- Right vertical dimension (inner): 12
- Right vertical dimension (outer): 8
- Right vertical dimension (inner): 6
- Right vertical dimension (outer): 4
- Right vertical dimension (inner): 4
- Right vertical dimension (outer): 6
- Right vertical dimension (inner): 13
- Right vertical dimension (outer): 10
- Right vertical dimension (inner): 3
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