

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

42-2N-27-435H-0067-0000

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

10

ABOVE AVG 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

14

CARPET 70

Interior Floo

11

CLAY TILE 30

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

4

100

Bathrooms

2

100

Frame Stories

02

WOOD FRAME 100

Units

1.

1. 100

Occupancy

00

NONE 100

Quality

06

Quality Level 06

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

04

NEIGHBORHOOD/LOC

4047.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,877

100

2006

1,877

218,170

FGR

456

55

2006

251

29,174

FOP

70

30

2006

21

2,441

FOP

180

30

2006

54

6,277

TOTALS

2,583

2,203

256,063

EXTRA FEATURES

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

0504

FP-ELECTRI

0

0

0

0

1.00

UT

2,000.00

2,000.00

100

2006

2006

3

89

1,780

2

0855

CONC PAVER

0

0

0

0

90.00

SF

7.00

7.00

100

2006

2006

3

86

542

3

0811

CONCRETE B

0

0

0

0

660.00

SF

5.20

5.20

100

2006

2006

3

86

2,952

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

RSF-2

0.00

0.00

1.00

LT

1.00

1.00

1.00

55,000.00

55,000.00

55,000

REVIEW DATE

05/12/2019

BY

KBA

Total Acres:

0.00

Total Land Value:

55,000

Market:

0

Agricultural:

0

Common:

55,000

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MARKET ADJUSTMENTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

2,203

127.2383

127.24

280,310

2006

2006

0

0

0

8.65

91.35

1 SINGLE FAM - 0% - 2023

Heated Area: 1877

HX Base Yr

4.2

8

4.2

4

6

4.2

18

15

9

4.2

12

26

15

6

6

26

12

11

6

9

15

2

8

21

46

FOP

2006

BAS

2006

FGR

2006

FOP

2006

BLD DATE

03/14/2023

NW

LGL DATE

LAND DATE

AG DATE

XF DATE

INC DATE

86068 SAND HICKORY TRL, YULEE

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U /

V I /

RSN CD

SALE PRICE

2543/0036

2/25/2022

SW

U

I

11

100

GRANTOR: BAF 3 LLC

GRANTEE: BAF ASSETS 4 LLC

2438/0925

2/25/2021

WD

Q

I

01

259,900

GRANTOR: HARTUNG KAREN

GRANTEE: BAF 3 LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W15 FOP=[YR=2006] W18 D3 R3 S9 E12 R3 U3
N9\$ S9 D3 L3 W12 N9 L3 U3 W6 N4 L3 U3 W8 D3 L3 S28
FGR=[YR=2006] S26 E21 N20 W15 N6 W6\$ E6 S6 E15 S12 E11
FOP=[YR=2006] S6 E8 N2 W2 N9 W6 S5\$ N5 E6 S9 E15 N46\$.