LOT 51
AMHURST OAKS PB 7/180

BAF ASSETS 6 LLC
5001 PLAZA ON THE LAKE STE 200
AUSTIN, TX 78746

2025

51-2N-25-015A-0051-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

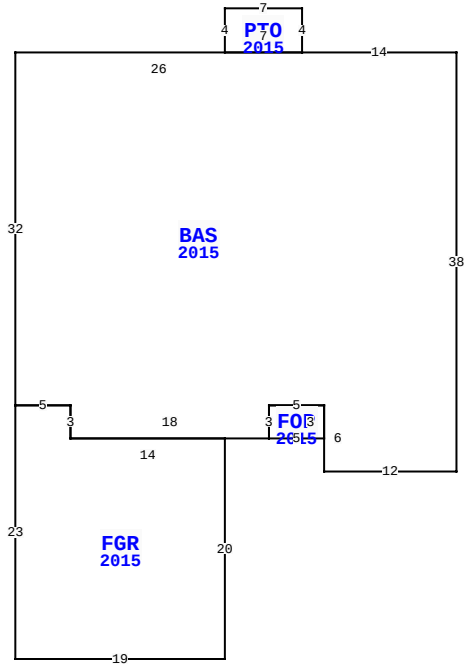
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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 07
NEIGHBORHOOD/LOC	7003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,406	100	2015	1,406	168,099
FGR	395	55	2015	217	25,944
FOP	15	30	2015	4	478
PTO	28	5	2015	1	120
TOTALS	1,844			1,628	194,641

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,628	124.5420	124.54	202,751	2015	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1406 HX Base Yr



45088 DUTTON WAY, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	194,641
TOTAL MARKET OB/XF VALUE	4,594
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	239,235
SOH/AGL Deduction	0
ASSESSED VALUE	239,235
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	239,235
TOTAL JUST VALUE	239,235
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	230,462

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3949	NEW CONSTR	167,000	06/09/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2625/0032	3/08/2023	SW	U	I	11	100
GRANTOR: BAF 3 LLC						
GRANTEE: BAF ASSETS 6 LLC						
2575/0228	6/30/2022	WD	Q	I	01	314,500
GRANTOR: WARD DANIEL W &						
GRANTEE: BAF 3 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W14 PTO=[YR=2015] N4 W7 S4 E7$ W26 S32
FGR=[YR=2015] S23 E19 N20 W14 N3 W5$ E5 S3 E18 FOP=[YR=2015]
E5 N3 W5 S3$ N3 E5 S6 E12 N38$.

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	0810	CONCRETE A	0	0	0	0	744.00	SF	6.50	6.50	100	2015	2015	3	95	4,594	

LAND DESCRIPTION

TOTAL OB/XF 4,594

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		RL	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS