LOT 13
LOFTON POINTE PB 6/325

CPI/AMHERST SFR PROGRAM OWNER LLC
5001 PLAZA ON THE LAKE STE 200
AUSTIN, TX 78746

2026

01-2N-27-1270-0013-0000

BUILDING CHARACTERISTICS

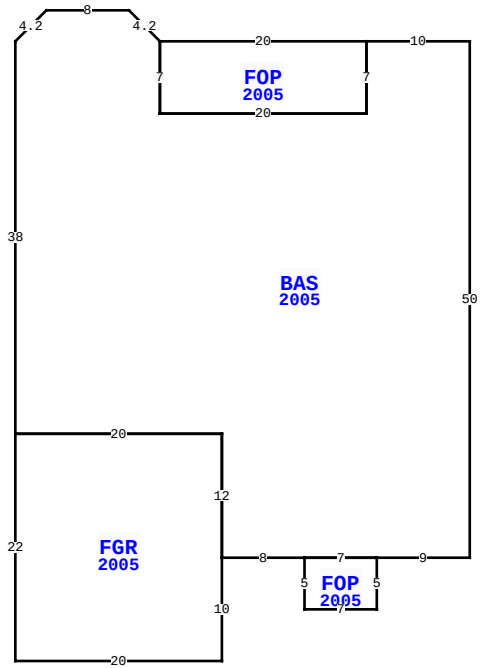
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	4044.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,853	100	2005	1,853	199,667
FGR	440	55	2005	242	26,076
FOP	35	30	2005	10	1,078
FOP	140	30	2005	42	4,526
TOTALS	2,468			2,147	231,346

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,147	113.8074	119.50	256,566	2005	2005	0	0	0	9.83	90.17

1 SINGLE FAM 0% - 0 Heated Area: 1853 HX Base Yr



96143 PIEDMONT DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/01/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	231,346
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	301,346
SOH/AGL Deduction	0
ASSESSED VALUE	301,346
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	301,346
TOTAL JUST VALUE	301,346
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	311,373

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09372	MH MOVE-ON	0	03/01/2005
B14571	NEW CONSTR	138,380	02/01/2005
E14450	ELEC OTHER	2,000	02/01/2005
P09003	OTHER	0	02/01/2005
R07239	REPAIR/RRF	3,500	02/01/2005
B0514453	FOUNDATION	3,500	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2350/1386	3/26/2020	SW	U	I	30	241,900
GRANTOR: MUPR 3 ASSETS LLC						
GRANTEE: CPI/AMHERST SFR PRO						
2307/0844	9/23/2019	WD	Q	I	01	215,000
GRANTOR: RODRIGUEZ GISELA						
GRANTEE: MUPR 3 ASSETS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W10 S7 W20 N7 U3L3 W8 D3L3 S38 E20 S12 E8 E7 E9 N50 $
FGR=[YR=2005;ORIG=-44,38] S22 E20 N10 N12 W20 $
FOP=[YR=2005;ORIG=-10,0] W20 S7 E20 N7 $
FOP=[YR=2005;ORIG=-16,50] S5 E7 N5 W7 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	70,000.00	70,000.00	70,000							

REVIEW DATE 03/12/2025 BY KWA Total Acres: 0.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/09/2026 BY SYS