LOT 88
LOFTON POINTE PB 6/325

BTR SCATTERED SITE OWNER 2 LLC
5001 PLAZA ON THE LAKE STE 200
AUSTIN, TX 78746

2026

01-2N-27-1270-0088-0000

BUILDING CHARACTERISTICS

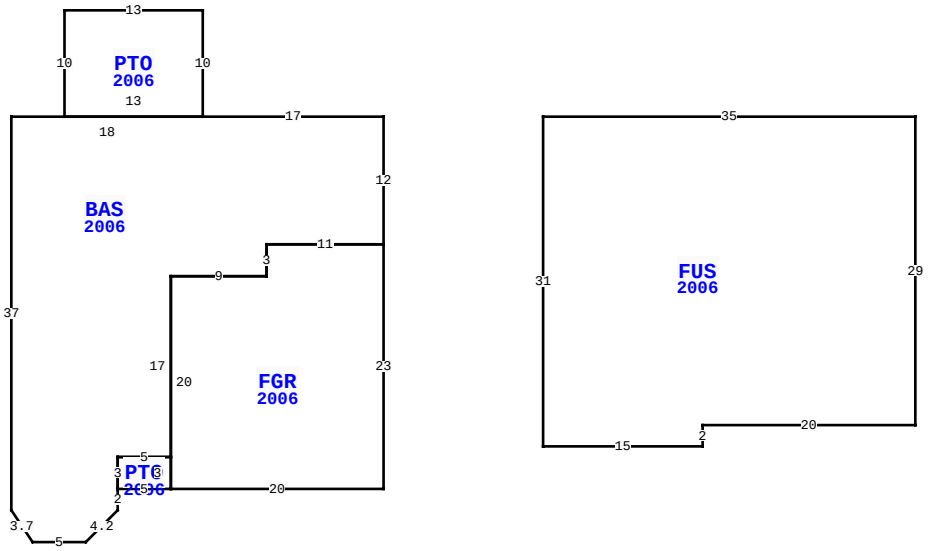
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	820	100	2006	820	93,583
FGR	433	55	2006	238	27,162
FUS	1,045	100	2006	1,045	119,262
PTO	15	5	2006	1	114
PTO	130	5	2006	6	685
TOTALS	2,443			2,110	240,807

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,110	119.8785	125.87	265,586	2006	2006	0	0	0	9.33	90.67

1 SINGLE FAM 0% - 2024 Heated Area: 1865 HX Base Yr



96325 PIEDMONT DR, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	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	240,807
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	310,807
SOH/AGL Deduction	0
ASSESSED VALUE	310,807
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	310,807
TOTAL JUST VALUE	310,807
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	320,930

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16243	ELEC OTHER	1,500	11/01/2005
M10663	MECH OTHER	0	11/01/2005
C16131	CO ISSUED	132,850	09/01/2005
P10077	OTHER	0	09/01/2005
R08273	REPAIR/RRF	2,000	09/01/2005
B16131	NEW CONSTR	132,850	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2614/0662	1/19/2023	SW	U	I	30	1,215,500
GRANTOR: ARVM 5 LLC						
GRANTEE: BTR SCATTERED SITE						
2498/1933	9/20/2021	WD	Q	I	01	275,000
GRANTOR: LE HUNG & ZENGZHEN HU						
GRANTEE: ARVM 5 LLC INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W17 PTO=[YR=2006] N10 W13 S10 E13$ W18 S37 D3 R2 E5 R3 U3 N2 PTO=[YR=2006] E5 FGR=[YR=2006] E20 N23 W11 S3 W9 S20$ N3 W5 S3$ N3 E5 N17 E9 N3 E11 N12$ PTR=[YR=2006] E15 FUS=[YR=2006] E35 S29 W20 S2 W15 N31$ W15$.

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/09/2026 BY SYS