

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

11-2N-26-2052-0068-0000

BUILDING CHARACTERISTICS

ELEMENT	CD				
Exterior Wall	05 AVERAGE 80				
Exterior Wall	16 WD FR STUC 20				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 60				
Interior Floor	08 SHT VINYL 40				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame Stories Units	02 WOOD FRAME 100 1. 1. 100 0 100				
Occupancy	00 NONE 100				
Quality	03 Quality Level 03				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 05				
NEIGHBORHOOD/LOC	5005.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,469	100	2013	1,469	158,129
FGR	462	55	2013	254	27,342
FOP	40	30	2013	12	1,291
PTO	200	5	2013	10	1,076
TOTALS	2,171			1,745	187,839

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,745	108.6000	114.03	198,982	2013	2013	0	0	5.60	94.40

1 SINGLE FAM 0% - 2023 Heated Area: 1469 HX Base Yr

PTO 2013

BAS 2013

FGR 2013

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		187,839	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		54,000	
TOTAL MARKET VALUE		241,839	
SOH/AGL Deduction		0	
ASSESSED VALUE		241,839	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		241,839	
TOTAL JUST VALUE		241,839	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		238,523	

PERMIT NUM DESCRIPTION AMT ISSUED

B1327236 CO ISSUED 0 08/29/2013

B1327236 NEW CONSTR 177,811 05/01/2013

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

2498/1954 9/20/2021 WD Q I 01 240,000

GRANTOR: FIN HOMES LLC

GRANTEE: BAF 3 LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W18 PT0=[YR=2013] N10 W20 S10 E20\$ W22 S54 E13 N7 FOP=[YR=2013] E5 FGR=[YR=2013] E22 N21 W22 S21\$ N8 W5 S8\$ N8 E5 N13 E22 N26\$.

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	54,000.00	54,000.00	54,000							

TOTAL OB/XF

0

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS