LOT 50
EX MINERAL RIGHTS
PT OR 1802/1931

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

**2026**

**30-2N-28-0150-0050-0000**

## BUILDING CHARACTERISTICS

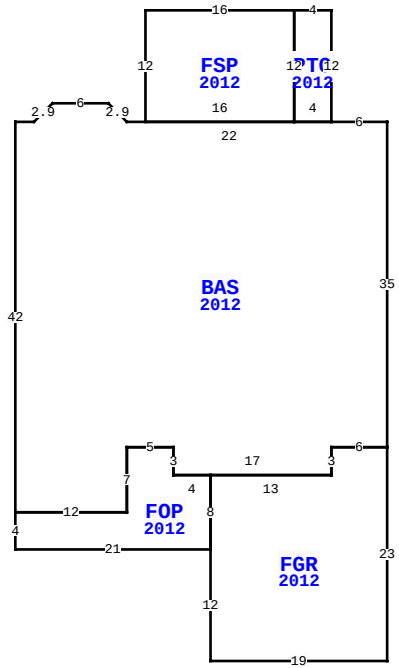
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 80 |
| Exterior Wall | 31 | HARDIE BRD 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 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 | 4067.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,551 | 100 | 2012 | 1,551 | 178,651 |
| FGR | 398 | 55 | 2012 | 219 | 25,225 |
| FOP | 135 | 30 | 2012 | 40 | 4,607 |
| FSP | 192 | 40 | 2012 | 77 | 8,870 |
| PTO | 48 | 5 | 2012 | 2 | 230 |
| TOTALS | 2,324 | | | 1,889 | 217,583 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,889 | 117.2031 | 123.06 | 232,460 | 2012 | 2012 | 0 | 0 | 0 | 6.40 | 93.60 |

1 SINGLE FAM 0% - 0 Heated Area: 1551 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | 03/29/2023 NW | LGL DATE | |
| XF DATE | | LAND DATE | 04/23/2025 MLU |
| INC DATE | | AG DATE | |

95022 WINDFLOWER TRL, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 217,583 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 85,000 |
| TOTAL MARKET VALUE | 302,583 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 302,583 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 302,583 |
| TOTAL JUST VALUE | 302,583 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 301,506 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B25908 | CO ISSUED | 0 | 07/25/2012 |
| B26257 | ADDITION | 1,440 | 07/01/2012 |
| M17246 | H/AC | 0 | 05/01/2012 |
| P15864 | NEW CONSTR | 0 | 05/01/2012 |
| E24977 | NEW CONSTR | 0 | 04/01/2012 |
| B25908 | NEW CONSTR | 185,317 | 04/01/2012 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2342/1523 | 2/24/2020 | SW | U | I | 30 | 272,100 |
| GRANTOR: TRANS AM SFE II LLC | | | | | | |
| GRANTEE: CPI/AMHERST SFR PRO | | | | | | |
| 2316/1730 | 11/01/2019 | WD | Q | I | 01 | 240,000 |
| GRANTOR: PASTERNAK LOLA J | | | | | | |
| GRANTEE: TRANS AM SFE II LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2012] W6 PTO=[YR=2012] N12 W4 FSP=[YR=2012] W16 S12 E16 N12 $ S12 E4 $ W22 U2 L2 W6 D2 L2 W2 S42 FOP=[YR=2012] S4 E21 FGR=[YR=2012] S12 E19 N23 W6 S3 W13 S8$ N8 W4 N3 W5 S7 W12 $ E12 N7 E5 S3 E17 N3 E6 N35 $.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 000134 | C | RES POND | 0 | | RSF-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 85,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS