LOT 92
HICKORY VILLAGE #3 PB 6/372

BAF ASSETS 5 LLC
5001 PLAZA ON THE LAKE STE 200
AUSTIN, TX 78746

**2026**

**42-2N-27-435H-0092-0000**

## BUILDING CHARACTERISTICS

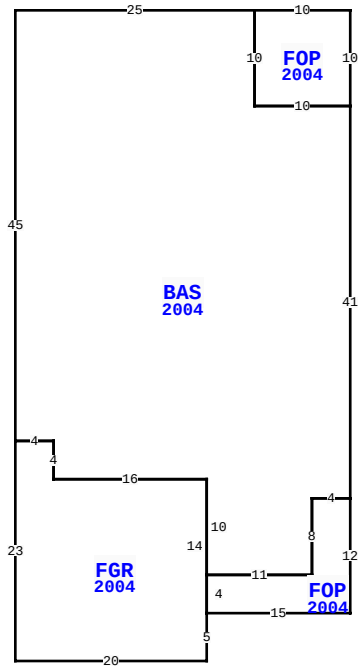
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 12 | HARDWOOD 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 | 4047.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,717 | 100 | 2004 | 1,717 | 185,019 |
| FGR | 396 | 55 | 2004 | 218 | 23,491 |
| FOP | 92 | 30 | 2004 | 28 | 3,017 |
| FOP | 100 | 30 | 2004 | 30 | 3,233 |
| TOTALS | 2,305 | | | 1,993 | 214,759 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,993 | 114.2190 | 119.93 | 239,020 | 2004 | 2004 | 0 | 0 | 0 | 10.15 | 89.85 |

1 SINGLE FAM 0% - 2023 Heated Area: 1717 HX Base Yr




86459 SAND HICKORY TRL, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 03/14/2023 NW | LGL DATE | |
| XF DATE | | LAND DATE | 03/27/2026 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 214,759 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 60,000 |
| TOTAL MARKET VALUE | 274,759 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 274,759 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 274,759 |
| TOTAL JUST VALUE | 274,759 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 283,436 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22003208 | REPAIR/RRF | 7,525 | 02/28/2022 |
| B0412146 | NEW CONSTR | 136,000 | 01/01/2004 |
| P047537 | NEW CONSTR | 0 | 01/01/2004 |
| R045729 | REPAIR/RRF | 1,500 | 01/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2587/0787 | 8/24/2022 | SW | U | I | 11 | 100 |
| GRANTOR: BAF 3 LLC | | | | | | |
| GRANTEE: BAF ASSETS 5 LLC | | | | | | |
| 2527/1478 | 1/07/2022 | WD | Q | I | 01 | 323,000 |
| GRANTOR: ALLEN PHILLIP E | | | | | | |
| GRANTEE: BAF 3 LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2004] W10 BAS=[YR=2004] W25 S45 FGR=[YR=2004] S23 E20 N5 FOP=[YR=2004] E15 N12 W4 S8 W11 S4$ N14 W16 N4 W4$ E4 S4 E16 S10 E11 N8 E4 N41 W10 N10$ S10 E10 N10$ .

## 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 | 000100 | C | RES | 0 | 0003 | RSF-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 60,000.00 | 60,000.00 | 60,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS