LOT 67
LOFTON POINTE PB 6/325

FKH SFR PROPCO K LP
1850 PARKWAY PLACE SUITE 900
MARIETTA, GA 30067

2023

01-2N-27-1270-0067-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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	03	Quality Level 03

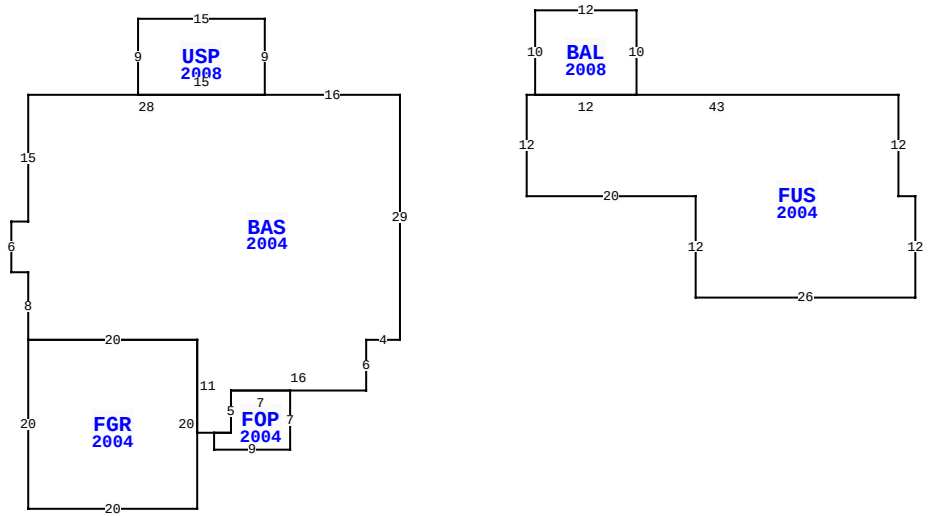
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4044.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	120	15	18	2,260
BAS	1,428	100	1,428	179,250
FGR	400	55	220	27,616
FOP	53	30	16	2,008
FUS	840	100	840	105,442
USP	135	30	40	5,021
TOTALS	2,976		2,562	321,596

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,562	116.1600	137.94	353,402	2004	2004	0	0	0	9.00	91.00

1 SNGL FAM – 0% - 2023 Heated Area: 2268 HX Base Yr



BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

96061 WATERS CT, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	321,596
TOTAL MARKET OB/XF VALUE	6,624
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	393,220
SOH/AGL Deduction	0
ASSESSED VALUE	393,220
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	393,220
TOTAL JUST VALUE	393,220
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	262,927

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005999	REMODEL	17,659	04/18/2022
B21299	10X12 DECK	650	04/01/2008
B0412950	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2566/0588	5/27/2022	WD	Q	I	01	450,000
GRANTOR: KHAMCHAREON VITHOON						
GRANTEE: FKH SFR PROPCO K LP						
2329/0094	12/20/2019	WD	Q	I	01	213,000
GRANTOR: WATERS COURT LLC						
GRANTEE: KHAMCHAREON VITHOON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W16 USP=[YR=2008] N9 W15 S9 E15 $ W28 S15 W2 S6 E2 S8 FGR=[YR=2004] S20 E20 N20 W20 $ E20 S11 E2 FOP=[YR=2004] S2 E9 N7 W7 S5 W2 $ E2 N5 E16 N6 E4 N29 $ PTR= E15 FUS=[YR=2004] E1 BAL=[YR=2008] N10 E12 S10 W12$ E43 S12 E2 S12 W26 N12 W20 N12$ W15 $.

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	
2	0855	CONC PAVER	0	0	0	0	408.00	SF	10.00	10.00	100	2004	2004	3	86	3,509	

LAND DESCRIPTION

TOTAL OB/XF 6,624

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	SFR POND	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 11/18/2019 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS