

LOT 205
LUMBER CREEK #1 PB 7/295 N/K/A
LUMBER CREEK PHASE ONE REPLAT

FKH SFR N LP
1850 PARKWAY PLACE
MARIETTA, GA 32205

2023

09-2N-27-1290-0205-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4												
Exterior Wall	10	ABOVE AVG 100	0100	01	2,151	122.8430	110.87	238,481	2017	2017	0	0	0	2.00	98.00	VALUATION BY STANDARD											
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 2023													Heated Area: 1848 HX Base Yr											
Roof Cover	03	COMP SHNGL 100														Tax Group: 4 Tax Dist:											
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE 233,711											
Interior Floo	07	CORK/VTILE 100														TOTAL MARKET OB/XF VALUE 3,405											
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET 50,000											
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE 287,116											
Bedrooms	4	100														SOH/AGL Deduction 0											
Bathrooms	2	100														ASSESSED VALUE 287,116											
Frame	02	WOOD FRAME 100														TOTAL EXEMPTION VALUE 0											
Stories	1.	1. 100														BASE TAXABLE VALUE 287,116											
Units	0	100														TOTAL JUST VALUE 287,116											
Occupancy	00	NONE 100	NCON VALUE 0																								
Quality		06	Quality Level 06		INCOME VALUE										PREVIOUS YEAR MKT VALUE 246,947												
DOR CODE		0100		SINGLE FAMILY																							
MAP NUM				MKT AREA		04																					
NEIGHBORHOOD/LOC		4073.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																							
BAS	1,848	100	1,848	200,790																							
FGR	456	55	251	27,271																							
FOP	48	30	14	1,521																							
FOP	128	30	38	4,129																							
TOTALS		2,480		2,151		233,711																					
EXTRA FEATURES					78295 SADDLE ROCK RD, YULEE										BLD DATE 06/02/2022 NW LGL DATE XF DATE INC DATE LAND DATE AG DATE												
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												
1	0811	CONCRETE B	0	0	0	0		675.00	SF	5.20				3,405													
																	SALES DATA										
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE																			
2647/1280		6/13/2023		SW	U	I	11	100																			
GRANTOR: FKH SFR L LP																											
GRANTEE: FKH SFR N LP																											
2581/0767		8/01/2022		WD	U	I	37	372,000																			
GRANTOR: HARDING KIM																											
GRANTEE: FKH SFR L LP																											
BUILDING NOTES																											
BUILDING DIMENSIONS																											
FOP=[YR=2017] W16 BAS=[YR=2017] W24 S40 FGR=[YR=2017] S22 E21 FOP=[YR=2017] E6 N8 W6 S8\$ N16 U3 R3 N3 W5 D3 L3 W5 N3 W11\$ E11 S3 E5 U3 R3 E5 S3 D3 L3 S8 E6 S8 E13 N54 W16 N8\$ S8 E16 N8\$.																											
LAND DESCRIPTION																	TOTAL OB/XF 3,405										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	50,000.00	50,000.00	50,000										
REVIEW DATE 06/01/2017 BY SB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS																											