LOT 136
LUMBER CREEK PUD-PHASE 3
OR 2226/853

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

2023

09-2N-27-1292-0136-0000

BUILDING CHARACTERISTICS

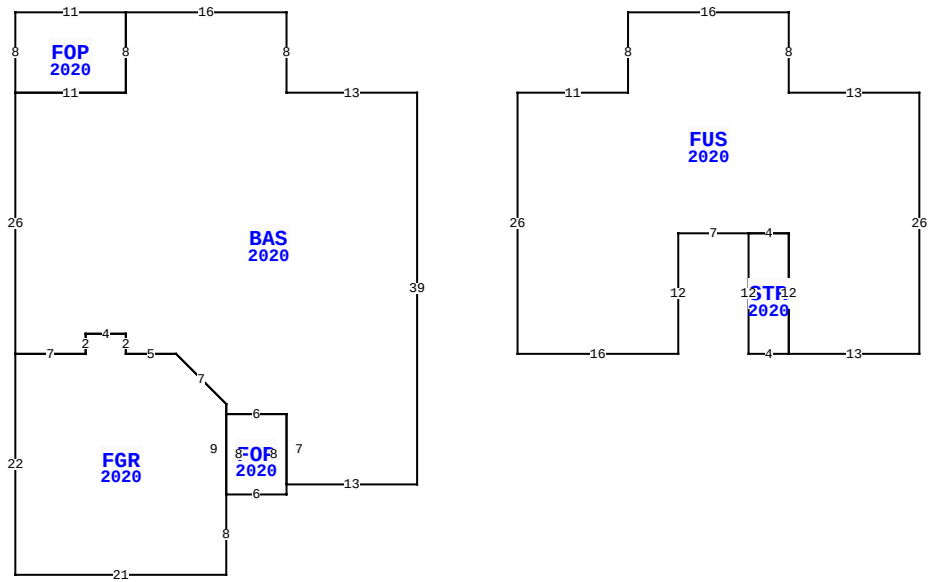
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4073.200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,378	100	1,378	153,688
FGR	458	55	252	28,106
FOP	48	30	14	1,561
FOP	88	30	26	2,899
FUS	1,036	100	1,036	115,544
STR	48	10	5	557
TOTALS	3,056		2,711	302,357

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,711	124.2000	112.09	303,876	2020	2020	0	0	0	0.50	99.50

1 SINGLE FAM – 0% - 2023 Heated Area: 2414 HX Base Yr



77030 CROSSCUT WAY, YULEE

BLD DATE	06/02/2022 NW	LGL DATE	
XF DATE		LAND DATE	
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	302,357
TOTAL MARKET OB/XF VALUE	3,485
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	355,842
SOH/AGL Deduction	0
ASSESSED VALUE	355,842
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	355,842
TOTAL JUST VALUE	355,842
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	304,316

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010349	CO ISSUED	0	10/27/2020
20004936	NEW CONSTR	325,830	07/11/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2573/0463	6/23/2022	WD	Q	I	01	445,000
GRANTOR: CLIFFORD AARON						
GRANTEE: FKH SFR PROPCO K LP						
2414/0333	11/30/2020	SW	Q	I	01	290,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: CLIFFORD AARON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W13 N8 W16 FOP=[YR=2020] W11 S8 E11 N8$ S8 W11 S26 FGR=[YR=2020] S22 E21 N8 FOP=[YR=2020] E6 N8 W6 S8 $ N9 L5 U5 W5 N2 W4 S2 W7$ E7 N2 E4 S2 E5 R5 D5 S1 E6 S7 E13 N39$ PTR=E10 FUS=[YR=2020] S26 E16 N12 E7 STR=[YR=2020] S12 E4 N12 W4$ E4 S12 E13 N26 W13 N8 W16 S8 W11$ W10$.

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	0811	CONCRETE B	0	0	0	0	677.00	SF	5.20	5.20	100	2020	2020	3	99	3,485	

LAND DESCRIPTION

TOTAL OB/XF 3,485

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	000135	C	SFR CNSVTN	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 10/12/2020 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS