

LOT 159
LUMBER CREEK PUD-PHASE 3
OR 2226/853

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

2023

09-2N-27-1292-0159-0000



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	31	HARDIE BRD 100	0100	01	2,147	137.4940	124.09	266,421	2020	2020	0	0	0.50	99.50	VALUATION BY STANDARD																	
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 2023													Heated Area: 1842																
Roof Cover	03	COMP SHNGL 100	HX Base Yr													VALUATION SUMMARY																
Interior Wall	05	DRYWALL 100														Tax Group: 4																
Interior Floop	11	CLAY TILE 100														BUILDING MARKET VALUE 265,089																
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE 3,238																
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET 50,000																
Bedrooms	4	4 100														TOTAL MARKET VALUE 318,327																
Bathrooms	2	2 100														SOH/AGL Deduction 0																
Frame	02	WOOD FRAME 100														ASSESSED VALUE 318,327																
Stories	1.	1. 100														TOTAL EXEMPTION VALUE 0																
Units	0	0 100														BASE TAXABLE VALUE 318,327																
Occupancy	00	NONE 100														TOTAL JUST VALUE 318,327																
Quality			06	Quality Level 06													NCON VALUE 0															
DOR CODE			0100	SINGLE FAMILY													INCOME VALUE															
MAP NUM			MKT AREA 04													PREVIOUS YEAR MKT VALUE 251,922																
NEIGHBORHOOD/LOC			4073.200																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE														PERMIT NUM														
BAS	1,842	100	1,842	227,431														DESCRIPTION														
FGR	462	55	254	31,361														AMT														
FOP	42	30	13	1,605														ISSUED														
FOP	128	30	38	4,691														20012758 CO ISSUED 0 12/21/2020														
TOTALS				2,474	2,147	265,089														20008086 NEW CONSTR 252,235 09/03/2020												
EXTRA FEATURES				77334 LUMBER CREEK BLVD, YULEE													SALES DATA															
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	OFF RECORD Number																
1	0811	CONCRETE B	0	0	0	0		629.00	SF	5.20				3,238		DATE																
																TYPE INST																
																Q U																
																V I																
																RSN CD																
																01																
																SALE PRICE																
																2565/0417 5/19/2022 WD Q I 01 409,600																
																GRANTOR: OPENDOOR PROPERTY TRU																
																GRANTEE: FKH SFR PROPCO K LP																
																2535/0294 1/31/2022 WD U I 37 351,800																
																GRANTOR: ORTEGA EDUARDO PAGAN																
																GRANTEE: OPENDOOR PROPERTY T																
																BUILDING NOTES																
																BUILDING DIMENSIONS																
																FOP=[YR=2020] W16 BAS=[YR=2020] W24 S40 FGR=[YR=2020] S22 E21																
																N1 FOP=[YR=2020] E6 N7 W6 S7\$ N16 R2 U2 E2 N3 W6 L2 D2 W6																
																N2 W11\$ E11 S2 E6 U2 R2 E6 S3 W2 L2 D2 S9 E6 S8 E13 N54																
																W16 N8\$ S8 E16 N8\$.																
																LAND DESCRIPTION																
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	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000															
REVIEW DATE 12/17/2020 BY NW																																
Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS																																