

LOT 489  
 TRIBUTARY PHASE 1A UNIT 6  
 OR 2504/1849

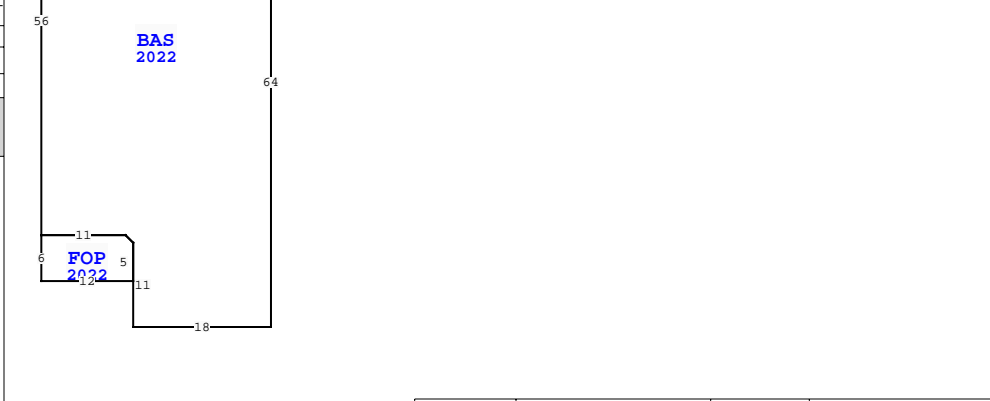
FKH SFR M LP  
 75325 CHARMER ALLEY  
 YULEE, FL 32097

2023

10-2N-26-2010-0489-0000

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,118	106.8200	96.41	204,196	2022	2022	0	0	0.00	100.00		
1 SINGLE FAM - 0% - 2023													
Heated Area: 1848													
HX Base Yr													



Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 05		
NEIGHBORHOOD/LOC	5020.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,848	100	1,848	178,166
FGR	419	55	230	22,174
FOP	35	30	10	964
FOP	72	30	22	2,121
FST	15	55	8	771
TOTALS	2,389		2,118	204,196

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE			204,196	
TOTAL MARKET OB/XF VALUE			4,180	
TOTAL LAND VALUE - MARKET			65,000	
TOTAL MARKET VALUE			273,376	
SOH/AGL Deduction			0	
ASSESSED VALUE			273,376	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			273,376	
TOTAL JUST VALUE			273,376	
NCON VALUE			208,376	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			65,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2208874	CO ISSUED	0	12/21/2022
B2208874	NEW CONSTR	297,388	06/09/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2614/0615	12/30/2022	WD	Q	I	01	362,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: FKH SFR M LP						
2567/0957	5/25/2022	SW	Q	V	05	344,900
GRANTOR: DFC REVOLVER II LLC						
GRANTEE: DREAM FINDERS HOMES						

EXTRA FEATURES																
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	0810	CONCRETE A	0	0	0	643.00	SF	6.50	6.50	100	2022	2022	3	100	4,180	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
FGR=[YR=2022] W21 S10 BAS=[YR=2022] W4 FOP=[YR=2022] W5 S7 E5 N7\$ S7 W5 S56 FOP=[YR=2022] S6 E12 N5 U1 L1 W11\$ E11 D1 R1 S11 E18 N64 W14 FST=[YR=2022] W5 S3 E5 N3\$ S3 W5 N14 W2\$ E2 S11 E19 N21\$.	

LAND DESCRIPTION														TOTAL OB/XF										
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		PUD	40.00	125.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							