

LOT 523
 TRIBUTARY PHASE 1A UNIT 6
 OR 2504/1849

FKH SFR M LP
 1850 PARKWAY PLACE STE 900
 MARITETTA, GA 30067

2023

10-2N-26-2010-0523-0000



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	VALUATION SUMMARY																	
																						STANDARD																	
																				VALUATION BY												Tax Group: 4		Tax Dist:					
																				BUILDING MARKET VALUE														0					
																				TOTAL MARKET OB/XF VALUE														0					
																				TOTAL LAND VALUE - MARKET														65,000					
																				TOTAL MARKET VALUE														65,000					
																				SOH/AGL Deduction														0					
																				ASSESSED VALUE														65,000					
																				TOTAL EXEMPTION VALUE														0					
																				BASE TAXABLE VALUE														65,000					
																				TOTAL JUST VALUE														65,000					
																				NCON VALUE														0					
																				INCOME VALUE																			
																				PREVIOUS YEAR MKT VALUE														65,000					
																				PERMIT NUM		DESCRIPTION				AMT		ISSUED											
																				22005457		CO ISSUED				0		03/01/2023											
																				22010564		NEW CONSTR				334,689		07/12/2022											
																				SALES DATA																			
																				OFF RECORD Number		DATE		TYPE INST		Q / V / I /		RSN CD		SALE PRICE									
																				2629/1533		3/27/2023		WD Q		I		01		386,800									
																				GRANTOR: DREAM FINDERS HOMES L																			
																				GRANTEE: FKH SFR M LP																			
																				2572/1294		6/21/2022		SW Q		V		05		2,560,000									
																				GRANTOR: THREE RIVERS DEVELOPE																			
																				GRANTEE: DREAM FINDERS HOMES																			
																				BUILDING NOTES																			
																				BUILDING DIMENSIONS																			
TOTALS										75137 CHELSEA GARDEN LN, YULEE																													
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																							
LAND DESCRIPTION										TOTAL OB/XF										0																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	127.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000																						
REVIEW DATE 12/03/2021 BY HG Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS																																							