

LOT 534
 TRIBUTARY PHASE 1A UNIT 6
 OR 2504/1849

FKH SFR M LP
 1850 PARKWAY PLACE SUITE 900
 MARIETTA, GA 30067

2023

10-2N-26-2010-0534-0000



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									
																						VALUATION BY: STANDARD 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									
DOR CODE		0000 VACANT																				PERMIT NUM	DESCRIPTION	AMT	ISSUED						
MAP NUM																						23002328	CO ISSUED	0	02/22/2023						
NEIGHBORHOOD/LOC		5020.00																				22011480	NEW CONSTR	297,388	07/27/2022						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																SALES DATA											
																				OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE						
																				2623/0337	2/23/2023	WD Q	I	01	362,500						
TOTALS																						GRANTOR: DREAM FINDERS HOMES L									
EXTRA FEATURES		75368 FOX CROSS AV, YULEE																				GRANTEE: FKH SFR M LP									
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	GRANTOR: THREE RIVERS DEVELOPE														
																	GRANTEE: DREAM FINDERS HOMES														
																	BUILDING NOTES														
																	BUILDING DIMENSIONS														
																	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																															