

LOT 546
 TRIBUTARY PHASE 1A UNIT 6
 OR 2504/1849

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

2023

10-2N-26-2010-0546-0000



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 MKT AREA 05															C2212771 CO 04/27/2023														
NEIGHBORHOOD/LOC 5020.00															22012771 NEW CONSTR 334,689 08/19/2022														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE		SALES DATA																							
															OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE								
															2635/1735	4/27/2023	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														
TOTALS															BUILDING NOTES														
EXTRA FEATURES															BUILDING DIMENSIONS														
75567 CANTERWOOD DR, YULEE																													
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													
																	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	129.00	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																													