

LOT 548  
 TRIBUTARY PHASE 1A UNIT 6  
 OR 2504/1849

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

2023

10-2N-26-2010-0548-0000



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																				STANDARD
																				Tax Group: 4																				STANDARD
																				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																				0
																				PREVIOUS YEAR MKT VALUE																				65,000
																				PERMIT NUM		DESCRIPTION				AMT				ISSUED										
																				C2209876		CO								04/27/2023										
																				22009876		NEW CONSTR				297,388				06/28/2022										
																				SALES DATA																				
																				OFF RECORD Number		DATE		TYPE INST		Q / V / I /		RSN CD		SALE PRICE										
																				2635/1711		4/27/2023		WD Q		I		01		362,500										
																				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																				
																				EXTRA FEATURES																				
																				75551 CANTERWOOD DR, YULEE																				
																				BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE										
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	134.00	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																																								