LOT 176
RIVER GLEN #1 PB 7/263

FKH SFR PROPCO I LP
1850 PARKWAY PLACE STE 900
MARIETTA, GA 30067

2023

11-2N-26-1830-0176-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

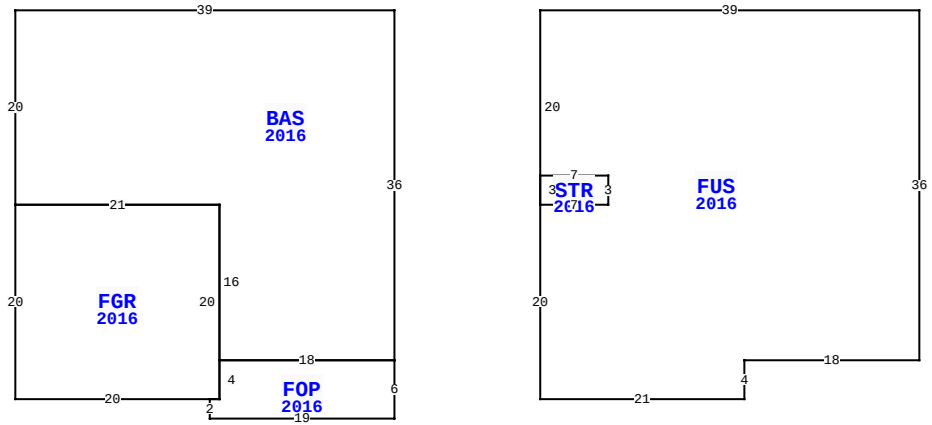
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,068	100	1,068	98,340
FGR	420	55	231	21,271
FOP	110	30	33	3,039
FUS	1,488	100	1,488	137,014
STR	21	10	2	184
TOTALS	3,107		2,822	259,847

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,822	104.6400	94.44	266,510	2016	2016	0	0	0	2.50	97.50

1 SINGLE FAM – 0% - 2023 Heated Area: 2556 HX Base Yr



65081 LAGOON FOREST DR, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	259,847
TOTAL MARKET OB/XF VALUE	4,559
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	319,406
SOH/AGL Deduction	0
ASSESSED VALUE	319,406
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	319,406
TOTAL JUST VALUE	319,406
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	273,969

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531477	CO ISSUED	0	03/18/2016
B1531477	NEW CONSTR	304,912	11/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2527/1044	1/06/2022	WD	Q	I	01	356,500
GRANTOR: DEVINE JOYCE						
GRANTEE: FKH SFR PROPCO I LP						
2038/0261	4/01/2016	SW	Q	I	01	191,000
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: DEVINE DENNIS J & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W39 S20 FGR=[YR=2016] S20 E20 FOP=[YR=2016] S2 E19 N6 W18 S4 W1$ E1 N20 W21$ E21 S16 E18 N36$ PTR=E15 FUS=[YR=2016] E39 S36 W18 S4 W21 N20 STR=[YR=2016] E7 N3 W7 S3$N20$ W15$.

EXTRA FEATURES

LN	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	0	723.00	SF	6.50	6.50	100	2016	2016	3	97	4,559	

LAND DESCRIPTION

TOTAL OB/XF 4,559

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	SFR CNSVTN	0			0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 08/02/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS