

LOT 76
TIMBER CREEK PLANTATION #2
PB 7/165

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

2023

11-2N-26-2051-0076-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	5005.00	

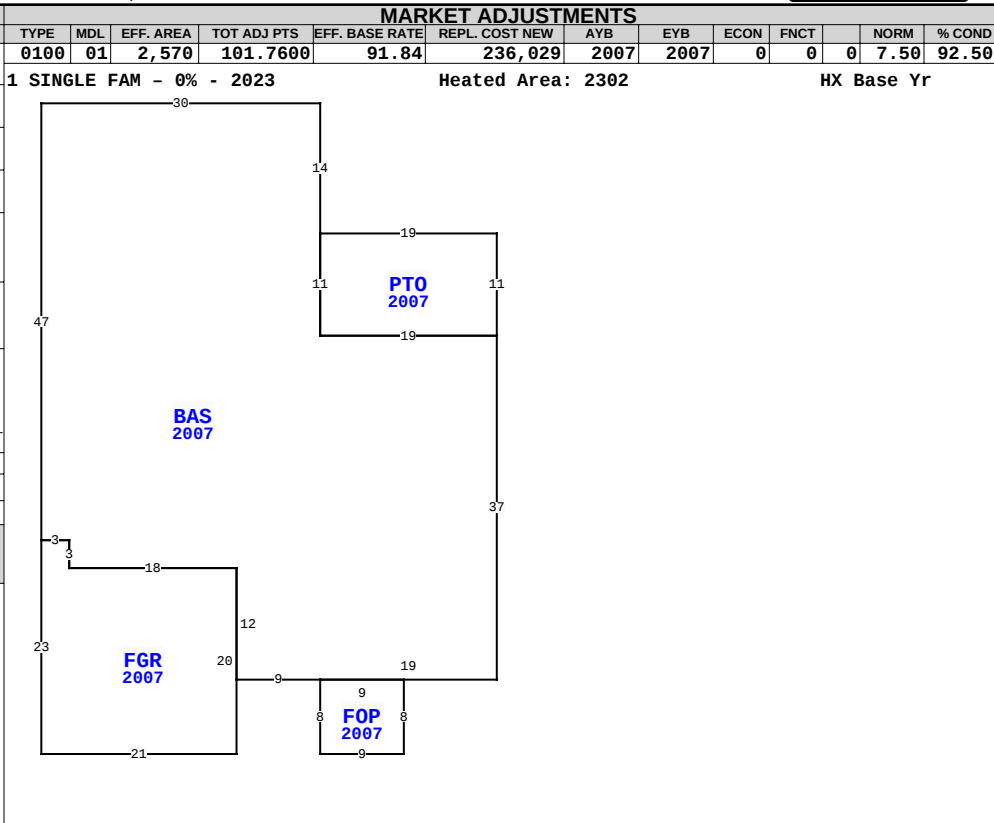
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,302	100	2,302	195,560
FGR	429	55	236	20,048
FOP	72	30	22	1,869
PTO	209	5	10	849

TOTALS	3,012		2,570	218,327
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	674.00	SF	5.20	5.20	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0003		0.00	0.00	1.00

REVIEW DATE	01/30/2018	BY	KBX
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BLD DATE	09/28/2007	JM	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF									
3,119									

TOTAL OB/XF									
3,119									

Total Acres: 0.00	Total Land Value: 55,000	Market: 0	Agricultural: 0	Common: 55,000
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					218,327				
TOTAL MARKET OB/XF VALUE					3,119				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					276,446				
SOH/AGL Deduction					0				
ASSESSED VALUE					276,446				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					276,446				
TOTAL JUST VALUE					276,446				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					233,929				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18566	ELEC OTHER	1,500	01/01/2007
M12348	MECH OTHER	0	01/01/2007
P11769	OTHER	0	11/01/2006
C18189	CO ISSUED	0	07/01/2006
R09524	REPAIR/RRF	2,000	07/01/2006
B18189	NEW CONSTR	197,340	07/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2575/1374	6/23/2022	WD	Q	I	01	384,900	
GRANTOR: SCHABER TROY V & SAMA							
GRANTEE: FKH SFR PROPCO K LP							
2284/1358	5/22/2019	WD	Q	I	01	248,000	
GRANTOR: JONES EZORINE & GARY							
GRANTEE: SCHABER TROY V & SA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2007] W19 BAS=[YR=2007] N14 W30 S47 FGR=[YR=2007] S23 E21 N20 W18 N3W3\$ E3 S3 E18 S12 E9 FOP=[YR=2007] S8 E9 N8 W9\$ E19 N37 W19 N11\$ S11 E19 N11\$.									