LOT 13
PLUMMER CREEK PHASE TWO B
PBK 8/170

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

2023

12-2N-26-1603-0013-0000

BUILDING CHARACTERISTICS

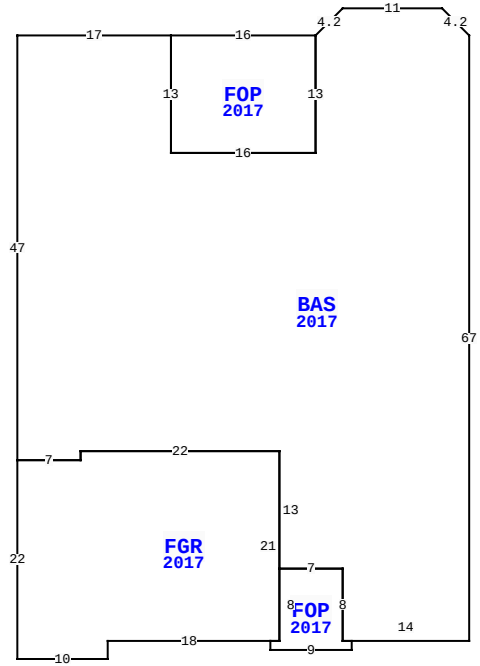
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5014.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,526	100	2,526	242,225
FGR	622	55	342	32,796
FOP	65	30	20	1,918
FOP	208	30	62	5,946
TOTALS	3,421		2,950	282,884

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,950	108.4713	97.90	288,805	2017	2017	0	0	0	2.05	97.95

1 SINGLE FAM – 0% - 2023 Heated Area: 2526 HX Base Yr



85739 BLACK TERN DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	282,884
TOTAL MARKET OB/XF VALUE	5,788
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	343,672
SOH/AGL Deduction	0
ASSESSED VALUE	343,672
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	343,672
TOTAL JUST VALUE	343,672
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	288,746

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001483	CO ISSUED	0	10/20/2017
17004183	NEW CONSTR	322,660	03/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2564/0378	5/18/2022	WD	Q	I	01	470,900
GRANTOR: PERK JOSHUA R						
GRANTEE: FKH SFR PROPCO K LP						
2386/0044	11/08/2019	QC	U	I	11	100
GRANTOR: PERK JOSHUA R & MICHE						
GRANTEE: PERK JOSHUA R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] U3 L3 W11 D3 L3 FOP=[YR=2017] W16 S13 E16 N13$ S13 W16 N13 W17 S47 FGR=[YR=2017] S22 E10 N2 E18 FOP=[YR=2017] S1 E9 N1 W1 N8 W7 S8 W1$ E1 N21 W22 S1 W7$ E7 N1 E22 S13 E7 S8 E14 N67$.

EXTRA FEATURES

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
1	0810	CONCRETE A	0	0	0	0	918.00	SF	6.50	6.50	100	2017	2017	3	97	5,788	

LAND DESCRIPTION

TOTAL OB/XF 5,788

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 08/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS