LOT 34
TIMBERLAKE PHASE 3 PBK 8/168

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

2023

29-2N-28-0100-0034-0000

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 60
Interior Floo	11	CLAY TILE 40
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	04	Quality Level 04

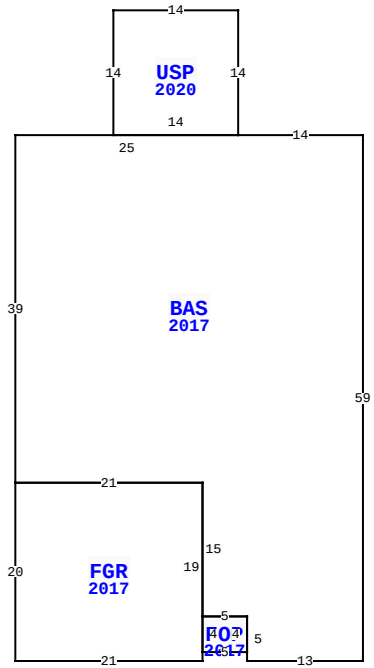
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4144.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	1,856	192,892
FGR	420	55	231	24,008
FOP	20	30	6	623
USP	196	30	59	6,132
TOTALS	2,492		2,152	223,656

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,152	117.5118	106.05	228,220	2017	2017	0	0	0	2.00	98.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1856 HX Base Yr



95065 CHESWICK OAKS DR, FERNANDINA BEACH

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	223,656
TOTAL MARKET OB/XF VALUE	2,764
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	301,420
SOH/AGL Deduction	0
ASSESSED VALUE	301,420
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	301,420
TOTAL JUST VALUE	301,420
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	262,569

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2006669	SCRN ENCLSR 14X14	5,000	08/01/2020
17004259	CO ISSUED	0	05/12/2017
1700621	NEW CONSTR	0	01/30/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2566/0826	5/25/2022	WD	U	I	37	453,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: FKH SFR PROPCO K LP						
2556/0856	4/13/2022	WD	U	I	37	409,800
GRANTOR: RODRIGUEZ JOANNE T &						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W14 USP=[YR=2020] N14 W14 S14 E14$ W25 S39
FGR=[YR=2017] S20 E21 N1 FOP=[YR=2017] E5 N4 W5 S4$ N19 W21$
E21 S15 E5 S5 E13 N59 $.

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	0811	CONCRETE B	0	0	0	0	548.00	SF	5.20	5.20	100	2017	2017	3	97	2,764	

LAND DESCRIPTION

TOTAL OB/XF 2,764

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	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 12/10/2020 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS