

LOT 69
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

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

2023

30-2N-28-0151-0069-0000



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	PAGE 1 of 1										
Exterior Wall	31	HARDIE BRD 100	0100	01	2,159	120.1872	108.47	234,187	2019	2019	0	0	1.00	99.00	VALUATION BY STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 2023													Heated Area: 1866									
Roof Cover	03	COMP SHNGL 100														HX Base Yr									
Interior Wall	05	DRYWALL 100																							
Interior Floo	11	CLAY TILE 60																							
Interior Floo	14	CARPET 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			4067.100																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,866	100	1,866	200,381																					
FGR	444	55	244	26,202																					
FOP	43	30	13	1,396																					
FOP	120	30	36	3,866																					
TOTALS			2,473	2,159	231,845																				
EXTRA FEATURES					95331 SNAPDRAGON DR, FERNANDINA BEACH																				
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	66.00	SF	6.50	6.50	100	2019	2019	3	99	425											
2	0811	CONCRETE B	0 0	0 0	700.00	SF	5.20	5.20	100	2019	2019	3	99	3,604											
TOTAL OB/XF 4,029																									
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE										
1	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00										
ADJ UNIT PRICE 75,000.00																									
LAND VALUE 75,000																									
OTHER ADJUSTMENTS AND NOTES																									
YEAR DENSITY DECL FRZ YR CONSVR																									
REVIEW DATE 07/24/2019 BY KWMB																									
Total Acres: 0.00																									
Total Land Value: 75,000																									
Market: 0																									
Agricultural: 0																									
Common: 75,000																									
PRINTED 08/02/2023 BY SYS																									

Diagram showing property layout with dimensions and area calculations.

Heated Area: 1866

Basement (BAS) 2019

FOP 2019

FGR 2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2587/1085	8/01/2022	WD	U	I	11	100

GRANTOR: MELVIN JASMINE P

GRANTEE: FKH SFR PROPCO J LP

2544/1997	3/07/2022	WD	Q	I	01	406,500
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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W15 FOP=[YR=2019] N10 W12 S10 E12\$ W35 S24

FGR=[YR=2019] S27 E20 N21 W16 N6 W4\$ E4 S6 E16 S11 E11

FOP=[YR=2019] S6 E8 N1 W1 N5 W7\$ E7 S5 E12N46\$.