

FKH SFR N LP
1850 PARKWAY PLACE
MARIETTA, GA 32205

37-3N-28-0740-0437-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 80
Exterior Wall16WD FR STUC 20
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo14CARPET 60
Interior Floo13LVT/LAMNT 40
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms3 100
Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
 1. 1. 100
 0 100
Occupancy00NONE 100

Quality05Quality Level 05
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	1,976	198,493
FGR	400	55	220	22,099
FOP	24	30	7	703
FOP	120	30	36	3,617

TOTALS2,5202,239224,911

MARKEADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTEFF. BASE RATEREPL. COST NEWAYBEYBFUNCTECONORM% COND

0100012,239117.2864105.85236,998201120110005.1094.90

1 SINGLE FAM - 0% - 2023Heated Area: 1976HX Base Yr

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

STANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

224,9117,38855,000287,2990287,2990287,2990287,2990287,299246,602

PERMIT NUMDESCRIPTIONAMTISSUED

B1124383C0 ISSUED006/21/2011

M16020H/AC003/01/2011

B24383NEW CONSTR217,35102/01/2011

P14661OTHER002/01/2011

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMERSN CDPRICE SALE PRICE

2647/12806/13/2023SW U I 11100

GRANTOR: FKHSFR L LP

GRANTEE: FKHSFR N LP

2589/13989/01/2022WD Q I 01362,000

GRANTOR: OPENDOOR PROPERTY TRU

GRANTEE: FKHSFR L LP

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W3 FOP=[YR=2011] N10 W12 S10 E12 \$ W37 S40
FGR=[YR=2011] S20 E20 FOP=[YR=2011] E6 N4 W6 S4 \$ N20 W20 \$
E20 S16 E6 S4 E14 N60 \$.

LAND DESCRIPTION

LUSE CLSLAND USE CAPRLC ZONEFRONTDEPTHTOT LNDS UNITUNIT DPHT % TOT UNIT ADJ UNIT LAND OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCNSRV

1000100CSFR0PUD0.000.001.00LT1.001.001.0055,000.0055,000.0055,000

REVIEW DATE08/02/2018BYKWXTotal Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000PRINTED 08/02/2023 BY SYS