

LOT 58
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

FKH SFR PROPCO 1 LP
1850 PARKWAY PLACE STE 900
MARIETTA, GA 30067

2023

41-2N-28-1140-0058-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4068.100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,811	100	1,811	185,205
FGR	486	55	267	27,305
FOP	57	30	17	1,738
FSP	171	40	68	6,954

TOTALS	2,525		2,163	221,204
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	636.00	SF	5.20
2	0810	CONCRETE A	0	0	0	0	27.00	SF	6.50

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,163	114.4640	103.30	223,438	2019	2019	0	0	0	1.00	99.00
1 SINGLE FAM - 0% - 0 Heated Area: 1811 HX Base Yr												

95509 HANOVER CT, FERNANDINA BEACH	BLD DATE		LGL DATE	05/18/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

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	0811	CONCRETE B	0	0	0	0	636.00	SF	5.20	5.20	100	2019	2019	3	99	3,274	
2	0810	CONCRETE A	0	0	0	0	27.00	SF	6.50	6.50	100	2019	2019	3	99	174	

LAND DESCRIPTION										TOTAL OB/XF										3,448	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
1	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00					
REVIEW DATE				07/17/2019		BY		KWMB		Total Acres: 0.00		Total Land Value: 75,000		Market: 0		Agricultural: 0					

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY										STANDARD				
VALUATION BY										Tax Group: 4				Tax Dist:
BUILDING MARKET VALUE										221,204				
TOTAL MARKET OB/XF VALUE										3,448				
TOTAL LAND VALUE - MARKET										75,000				
TOTAL MARKET VALUE										299,652				
SOH/AGL Deduction										12,943				
ASSESSED VALUE										286,709				
TOTAL EXEMPTION VALUE										0				
BASE TAXABLE VALUE										286,709				
TOTAL JUST VALUE										299,652				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										260,645				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1811418	CO ISSUED	0	03/06/2019
B1811418	NEW CONSTR	247,598	11/15/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2522/1863	12/20/2021	WD	Q	I	01	365,000	
GRANTOR: COLLIER BARRY STEPHEN							
GRANTEE: FKH SFR PROPCO 1 LP							
2264/0108	3/25/2019	SW	Q	I	01	235,000	
GRANTOR: RICHMOND AMERICAN HOM							
GRANTEE: COLLIER BARRY STEPH							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] W16 FSP=[YR=2019] W19 S9 E19 N9\$ S9 W19 S66 E10 FOP=[YR=2019] E5 N5 FGR=[YR=2019] E20 N26 W11 S6 W10 S20 E1\$W1 N8 W4 S13 \$ N13 E4 N12 E10 N6 E11 N44\$.									