LOT 185
HICKORY VILLAGE #4 PB 7/122

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

2023

42-2N-27-435H-0185-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

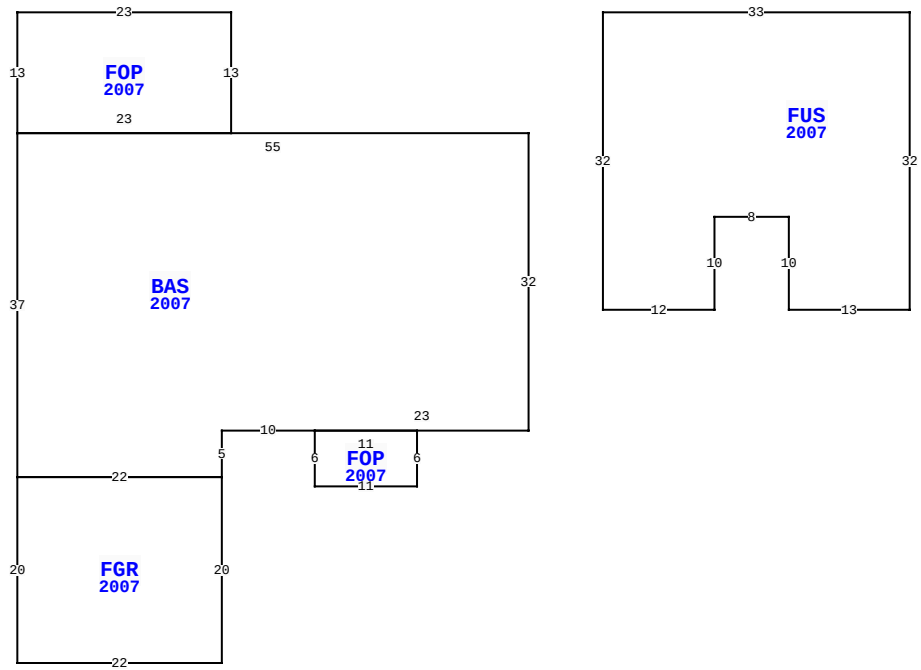
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4047.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,870	100	1,870	179,046
FGR	440	55	242	23,171
FOP	66	30	20	1,915
FOP	299	30	90	8,617
FUS	976	100	976	93,449
TOTALS	3,651		3,198	306,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,198	114.2640	103.12	329,778	2007	2007	0	0	0	7.15	92.85

1 SINGLE FAM – 0% - 2023 Heated Area: 2846 HX Base Yr



86069 MAPLE LEAF PL, YULEE

BLD DATE	03/14/2023	NW	LGL DATE
XF DATE	08/09/2007	JM	LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	306,199
TOTAL MARKET OB/XF VALUE	4,122
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	365,321
SOH/AGL Deduction	0
ASSESSED VALUE	365,321
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	365,321
TOTAL JUST VALUE	365,321
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	297,344

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17805	ELEC OTHER	2,000	08/01/2006
M11845	MECH OTHER	0	08/01/2006
P11064	OTHER	0	05/01/2006
C17330	CO ISSUED	0	03/01/2006
B17330	NEW CONSTR	209,000	03/01/2006
R09034	REPAIR/RRF	3,500	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2545/0157	3/04/2022	WD	Q	I	01	400,000
GRANTOR: TARZIA DIANA DILALLO						
GRANTEE: FKH SFR PROPCO J LP						
2514/0067	11/05/2021	QC	U	I	11	100
GRANTOR: TARZIA MICHAEL G III						
GRANTEE: TARZIA DIANA DILALL						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2007] W23 S13 BAS=[YR=2007] S37 FGR=[YR=2007] S20 E22 N20 W22$ E22 N5 E10 FOP=[YR=2007] S6 E11 N6 W11$ E23 N32 W55$ E23 N13$ PTR=E40 FUS=[YR=2007] E33 S32 W13 N10 W8 S10 W12 N32$ W40$.

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	0855	CONC PAVER	0	0	0	0	120.00	SF	10.00	10.00	100	2007	2007	3	89	1,068	
2	0811	CONCRETE B	0	0	0	0	660.00	SF	5.20	5.20	100	2007	2007	3	89	3,054	

LAND DESCRIPTION

TOTAL OB/XF 4,122

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	55,000.00	55,000.00	55,000							

REVIEW DATE 06/13/2018 BY SBX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS