LOT 4
THE HIDEAWAY #2 PB 7/233

FKH SFR PROPCO H L.P.
1850 PARKWAY PLACE STE 900
MARIETTA, GA 30067

2023

42-2N-27-4370-0004-0000

BUILDING CHARACTERISTICS

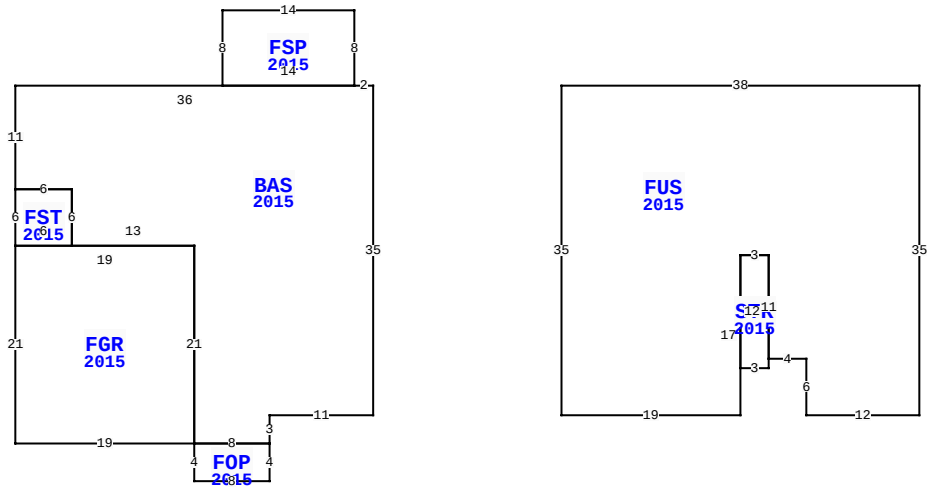
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4071.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	976	100	976	105,020
FGR	399	55	219	23,565
FOP	32	30	10	1,076
FSP	112	40	45	4,842
FST	36	55	20	2,152
FUS	1,255	100	1,255	135,040
STR	36	10	4	431
TOTALS	2,846		2,529	272,126

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,529	122.9184	110.93	280,542	2015	2015	0	0	0	3.00	97.00

1 SINGLE FAM – 0% - 0 Heated Area: 2231 HX Base Yr



86041 ALADDINS WAY, YULEE

BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	272,126
TOTAL MARKET OB/XF VALUE	3,020
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	325,146
SOH/AGL Deduction	18,492
ASSESSED VALUE	306,654
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	306,654
TOTAL JUST VALUE	325,146
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	278,776

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529748	CO ISSUED	0	07/09/2015
B1529748	NEW CONSTR	228,548	01/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2512/1109	11/01/2021	WD	Q	I	01	360,000
GRANTOR: ZILLOW HOMES PROPERTY						
GRANTEE: FKH SFR PROPCO H L.						
2489/1480	8/09/2021	WD	U	I	37	347,300
GRANTOR: PRICE MICHAEL & CHRIS						
GRANTEE: ZILLOW HOMES PROPER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W2 FSP=[YR=2015] N8 W14 S8 E14$ W36 S11 FST=[YR=2015] S6 FGR=[YR=2015] S21 E19 FOP=[YR=2015] S4 E8 N4 W8$ N21 W19$ E6 N6 W6$ E6 S6 E13 S21 E8 N3 E11 N35$ PTR = E20 FUS=[YR=2015] E38 S35 W12 N6 W4 STR=[YR=2015] N11 W3 S12 E3 N1$ N11 W3 S17 W19 N35 $W20$.

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	0810	CONCRETE A	0	0	8	3	24.00	SF	6.50	6.50	100	2015	2015	3	96	150	
2	0811	CONCRETE B	0	0	0	0	575.00	SF	5.20	5.20	100	2015	2015	3	96	2,870	

LAND DESCRIPTION

TOTAL OB/XF 3,020

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	50,000.00	50,000.00	50,000							

REVIEW DATE 07/14/2020 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS