LOT 128
THE HIDEAWAY #2 PB 7/233

FKH SFR N LP
1850 PARKWAY PLACE
MARIETTA, GA 32205

2023

42-2N-27-4370-0128-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

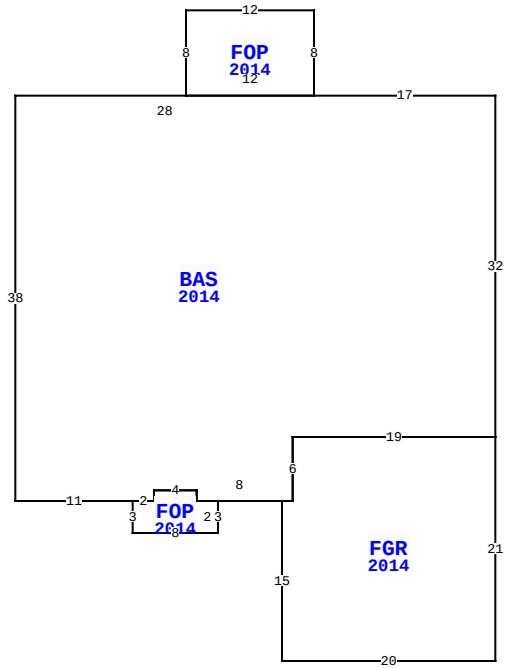
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,592	100	1,592	166,842
FGR	414	55	228	23,895
FOP	28	30	8	838
FOP	96	30	29	3,039
TOTALS	2,130		1,857	194,614

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,857	120.5204	108.77	201,986	2014	2014	0	0	0	3.65	96.35

1 SINGLE FAM – 0% - 2023 Heated Area: 1592 HX Base Yr



86221 VEGAS BLVD, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	194,614
TOTAL MARKET OB/XF VALUE	2,559
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	247,173
SOH/AGL Deduction	0
ASSESSED VALUE	247,173
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	247,173
TOTAL JUST VALUE	247,173
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	213,809

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429121	CO ISSUED	0	01/07/2015
B1429121	NEW CONSTR	197,404	07/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2647/1280	6/13/2023	SW	U	I	11	100
GRANTOR: FKH SFR L LP						
GRANTEE: FKH SFR N LP						
2581/0022	7/27/2022	WD	U	I	37	346,000
GRANTOR: MEDHAUG TYLER						
GRANTEE: FKH SFR L LP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W17 FOP=[YR=2014] N8 W12 S8 E12 $ W28 S38 E11
FOP=[YR=2014] S3 E8 N3 W2 N1 W4 S1 W2 $ E2 N1 E4 S1 E8
FGR=[YR=2014] S15 E20 N21 W19 S6 W1 $ E1 N6 E19 N32 $.

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	0811	CONCRETE B	0	0	0	0	518.00	SF	5.20	5.20	100	2014	2014	3	95	2,559	

LAND DESCRIPTION

TOTAL OB/XF 2,559

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 11/19/2019 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS