

LOT 17  
LUMBER CREEK PUD-PHASE 2  
PBK 8/217

FKH SFR PROPCO H LP  
1850 PARKWAY PL STE 900  
MARIETTA, GA 30067

2024

09-2N-27-1291-0017-0000



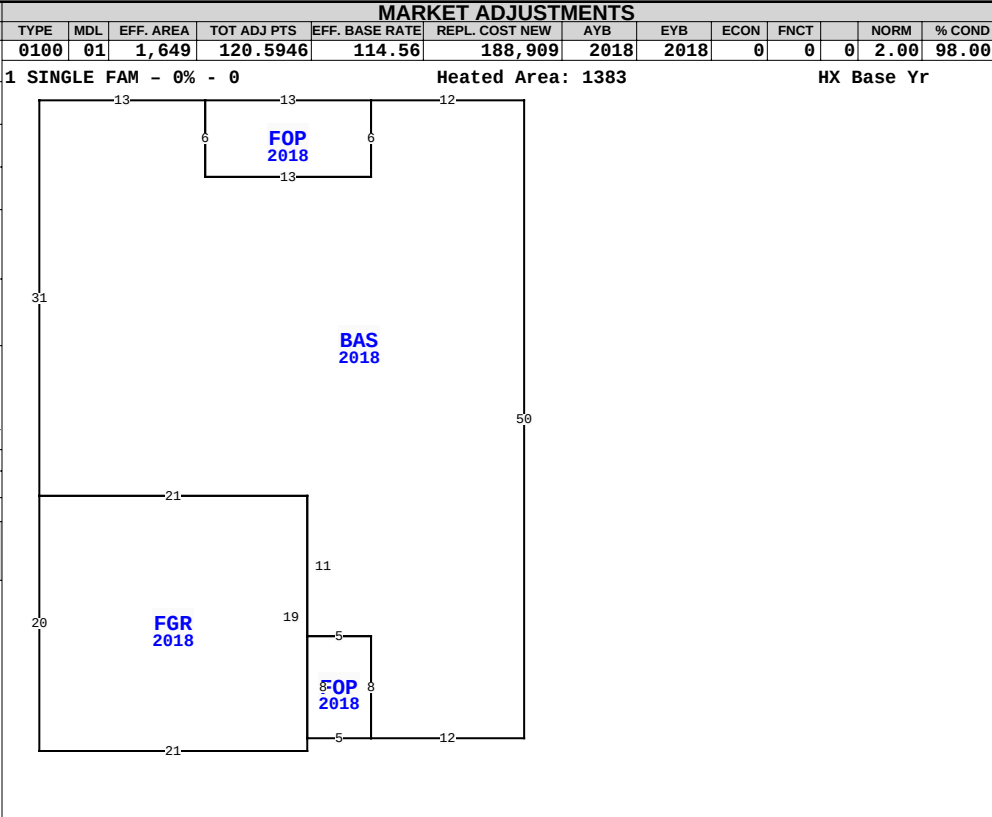
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 100  |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 70      |
| Interior Floor           | 13 | LVT/LAMMT 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          | 04       | Quality Level 04 |
| DOR CODE         | 0100     | SINGLE FAMILY    |
| MAP NUM          |          | MKT AREA 04      |
| NEIGHBORHOOD/LOC | 4073.100 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,383            | 100         | 1,383        | 155,267              |
| FGR       | 420              | 55          | 231          | 25,934               |
| FOP       | 40               | 30          | 12           | 1,348                |
| FOP       | 78               | 30          | 23           | 2,582                |
| TOTALS    | 1,921            |             | 1,649        | 185,131              |

| EXTRA FEATURES |            |             |     |     |   |   |        |    |       |                |           |         |             |   |
|----------------|------------|-------------|-----|-----|---|---|--------|----|-------|----------------|-----------|---------|-------------|---|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q |
| 1              | 0811       | CONCRETE B  | 0   | 0   | 0 | 0 | 622.00 | SF | 5.20  | 5.20           | 100       | 2018    | 2018        | 3 |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |          |        |         |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ |
| 1                | 000134   | C   | SFR POND             | 0   |     | PUD      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    |



|                                |                     |    |           |  |
|--------------------------------|---------------------|----|-----------|--|
| 77791 LUMBER CREEK BLVD, YULEE | BLD DATE 06/02/2022 | NW | LGL DATE  |  |
|                                | XF DATE             |    | LAND DATE |  |
|                                | INC DATE            |    | AG DATE   |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 3,137       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|-----------|--|--|--|--|
| PAGE 1 of 1               |  |  |  |  |           |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 4              |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 185,131   |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 3,137     |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 50,000    |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 238,268   |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 0         |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 238,268   |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 0         |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 238,268   |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 238,268   |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0         |  |  |  |  |
| INCOME VALUE              |  |  |  |  |           |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 246,783   |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 18009913   | CO ISSUED   | 0       | 09/28/2018 |
| 18005179   | NEW CONSTR  | 188,320 | 05/22/2018 |

| SALES DATA                     |           |              |        |        |           |               |  |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2493/1904                      | 9/02/2021 | WD           | Q      | I      | 01        | 281,500       |  |
| GRANTOR: OPENDOOR PROPERTY TRU |           |              |        |        |           |               |  |
| GRANTEE: FKH SFR PROPCO H LP   |           |              |        |        |           |               |  |
| 2474/0626                      | 6/24/2021 | WD           | U      | I      | 37        | 258,300       |  |
| GRANTOR: BARRETT TAYLOR & XAVI |           |              |        |        |           |               |  |
| GRANTEE: OPENDOOR PROPERTY T   |           |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                       |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2018] W12 FOP=[YR=2018] W13 S6 E13 N6\$ S6 W13 N6 W13 S31 FGR=[YR=2018] S20 E21 N1 FOP=[YR=2018] E5 N8 W5 S8\$ N19 W21\$ E21 S11 E5 S8 E12 N50\$. |  |  |  |  |  |  |  |  |  |