

LOT 159
LUMBER CREEK PUD-PHASE 3
OR 2226/853

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

2024

09-2N-27-1292-0159-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4073.200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,842	100	1,842	217,480
FGR	462	55	254	29,989
FOP	42	30	13	1,535
FOP	128	30	38	4,487
TOTALS	2,474		2,147	253,490

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	629.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,147	125.5380	119.26	256,051	2020	2020	0	0	1.00	99.00
1 SINGLE FAM - 0% - 2023 Heated Area: 1842 HX Base Yr											

77334 LUMBER CREEK BLVD, YULEE	BLD DATE 06/02/2022	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	253,490		
TOTAL MARKET OB/XF VALUE	3,238		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	306,728		
SOH/AGL Deduction	0		
ASSESSED VALUE	306,728		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	306,728		
TOTAL JUST VALUE	306,728		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	318,327		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012758	CO ISSUED	0	12/21/2020
20008086	NEW CONSTR	252,235	09/03/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2565/0417	5/19/2022	WD Q	I	I	01
GRANTOR: OPENDOOR PROPERTY TRU					
GRANTEE: FKH SFR PROPCO K LP					
2535/0294	1/31/2022	WD U	I	I	37
GRANTOR: ORTEGA EDUARDO PAGAN					
GRANTEE: OPENDOOR PROPERTY T					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2020] W16 BAS=[YR=2020] W24 S40 FGR=[YR=2020] S22 E21 N1 FOP=[YR=2020] E6 N7 W6 S7\$ N16 R2 U2 E2 N3 W6 L2 D2 W6 N2 W11\$ E11 S2 E6 U2 R2 E6 S3 W2 L2 D2 S9 E6 S8 E13 N54 W16 N8\$ S8 E16 N8\$.											