LOT 508
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

FKH SFR M LP
1850 PARKWAY PLACE SUITE 900
MARIETTA, GA 30067

2024

10-2N-26-2010-0508-0000

BUILDING CHARACTERISTICS

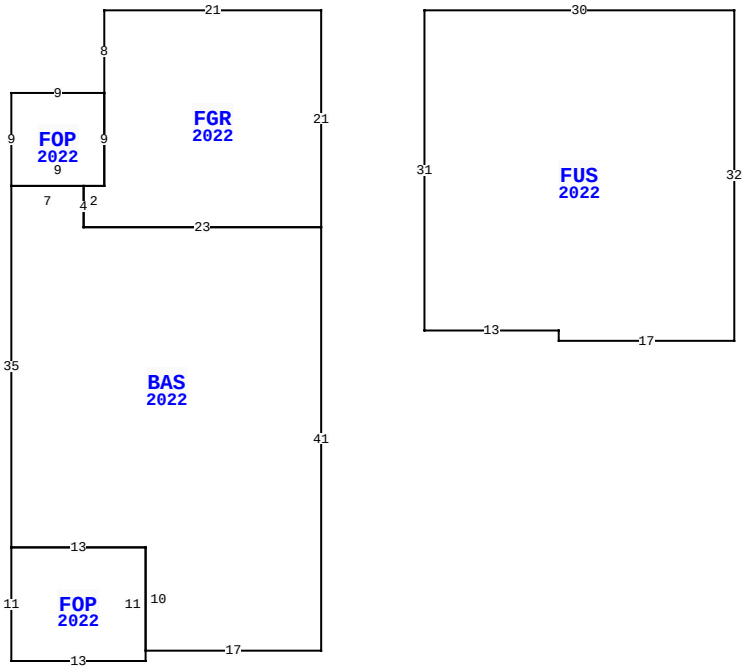
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,128	100	1,128	121,294
FGR	449	55	247	26,560
FOP	81	30	24	2,581
FOP	143	30	43	4,624
FUS	947	100	947	101,831
TOTALS	2,748		2,389	256,889

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,389	113.1900	107.53	256,889	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2023 Heated Area: 2075 HX Base Yr



75265 CHELSEA GARDEN LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	1,019.00	SF	5.20	5.20	100	2022	2022	3	100	5,299	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	256,889
TOTAL MARKET OB/XF VALUE	5,299
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	327,188
SOH/AGL Deduction	0
ASSESSED VALUE	327,188
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	327,188
TOTAL JUST VALUE	327,188
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	314,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2209835	CO ISSUED	0	12/21/2022
22009835	NEW CONSTR	334,689	06/28/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2728/370	7/26/2024	SW	U	I	11	100
GRANTOR: CSMA SFR TRS HOLDINGS						
GRANTEE: FKH SFR M LP						
2699/692	3/08/2024	SW	U	I	11	100
GRANTOR: FKH SFR M LP						
GRANTEE: CSMA SFR TRS HOLDIN						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2022] W21 S8 FOP=[YR=2022] W9 S9 BAS=[YR=2022] S35 FOP=[YR=2022] S11 E13 N11 W13$ E13 S10 E17 N41 W23 N4 W7$ E9 N9$ S9 W2 S4 E23 N21 $ PTR= E10 FUS=[YR=2022] E30 S32 W17 N1 W13 N31$ W10$.

LAND DESCRIPTION

TOTAL OB/XF 5,299

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		PUD	40.00	127.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 02/16/2023 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS