

LOT 510  
 TRIBUTARY PHASE 1A UNIT 6  
 OR 2504/1849

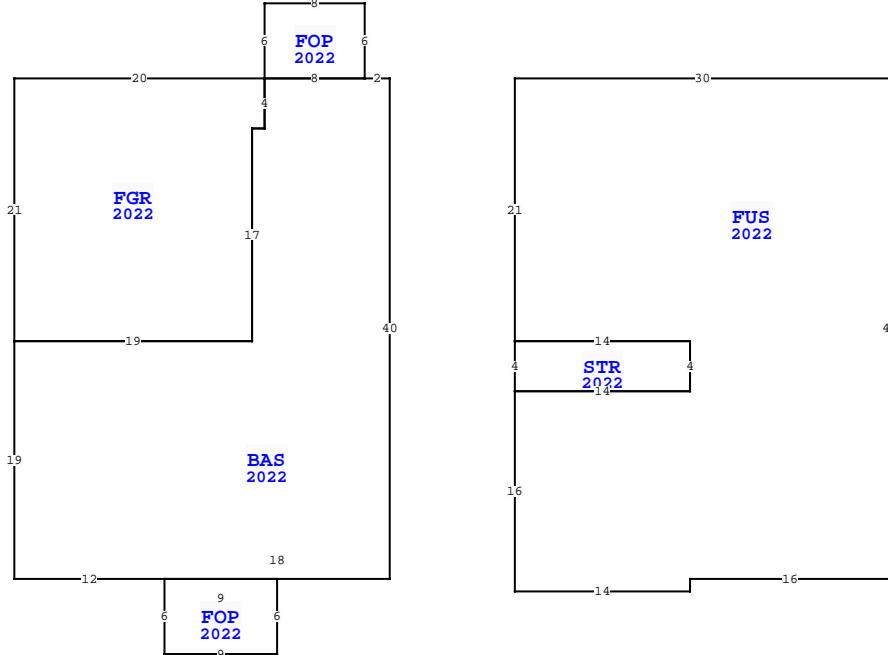
FKH SFR M LP  
 1850 PARKWAY PLACE SUITE 900  
 MARIETTA, GA 30067

2024

10-2N-26-2010-0510-0000

BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	31	HARDIE BRD 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 50		
Interior Floor	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	797	100	797	87,184
FGR	403	55	222	24,285
FOP	48	30	14	1,531
FOP	54	30	16	1,750
FUS	1,158	100	1,158	126,674
STR	56	10	6	656
TOTALS	2,516		2,213	242,080

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,213	115.1500	109.39	242,080	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 0% - 2023 Heated Area: 1955 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		242,080	
TOTAL MARKET OB/XF VALUE		6,640	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		313,720	
SOH/AGL Deduction		0	
ASSESSED VALUE		313,720	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		313,720	
TOTAL JUST VALUE		313,720	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		301,615	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2210395	CO ISSUED	0	12/21/2022
22010395	NEW CONSTR	310,633	07/07/2022

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						
2707/520	4/17/2024	SW U		I	11	100
GRANTOR: FKH SFR M LP						
GRANTEE: CSMA SFR TRS HOLDIN						

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	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	0	0	0		5.20	100	2022	2022	3	100	6,640	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022] W2 FOP=[YR=2022] N6 W8 S6 E8\$ W8	
FGR=[YR=2022] W20 S21 E19 N17 E1 N4\$ S4 W1 S17 W19 S19 E12	
FOP=[YR=2022] S6 E9 N6 W9\$ E18 N40\$ PTR= E10 FUS=[YR=2022]	
E30 S40 W16 S1 W14 N16 STR=[YR=2022] N4 E14 S4 W14\$ E14 N4	
W14 N21\$ W10\$.	

LAND DESCRIPTION												TOTAL OB/XF												
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	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							