

LOT 515
 TRIBUTARY PHASE 1A UNIT 6
 OR 2504/1849

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

2024

10-2N-26-2010-0515-0000

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
BAS	1,128	100	1,128
FGR	449	55	247
FOP	81	30	24
FOP	143	30	43
FUS	947	100	947
TOTALS	2,748		2,389

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 2023								
Heated Area: 2075 HX Base Yr											
BLD DATE		LGL DATE									
XF DATE		LAND DATE									
INC DATE		AG DATE									

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			5,366
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			327,255
SOH/AGL Deduction			0
ASSESSED VALUE			327,255
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			327,255
TOTAL JUST VALUE			327,255
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			314,402

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2210393	CO ISSUED	0	12/20/2022
22010393	NEW CONSTR	334,689	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						
2699/692	3/08/2024	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	5,366	

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									
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							