

LOT 526  
 TRIBUTARY PHASE 1A UNIT 6  
 OR 2504/1849

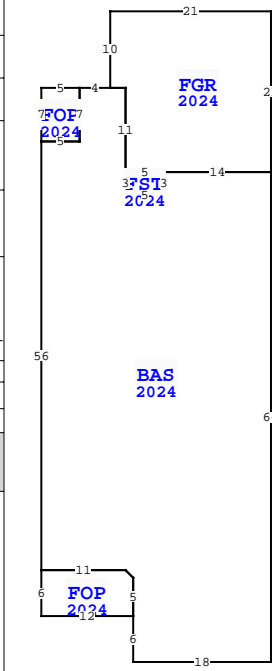
FKH SFR M LP  
 1850 PARKWAY PLACE SUITE 900  
 MARIETTA, GA 30067

2024

10-2N-26-2010-0526-0000

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		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	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	1,848	100	1,848
FGR	419	55	230
FOP	35	30	10
FOP	72	30	22
FST	15	55	8
TOTALS	2,389		2,118
			225,779

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%	- 2024									
				Heated Area: 1848								
					HX Base Yr							



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			225,779
TOTAL MARKET OB/XF VALUE			3,354
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			294,133
SOH/AGL Deduction			0
ASSESSED VALUE			294,133
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			294,133
TOTAL JUST VALUE			294,133
NCON VALUE			229,133
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004722	CO ISSUED	0	03/01/2023
22010562	NEW CONSTR	297,388	07/12/2022

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
1	0811	CONCRETE B	0	0	0	0		5.20	100	2024	2023	100
					645.00	SF						3,354

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=49,4] W4 S7 W5 S56 E11 D1R1 S5 S6 E18 N64 W14 S3 W5 N3 N11 W2 \$	
FGR=[YR=2024;ORIG=70,-6] W21 S10 E2 S11 E5 E14 N21 \$	
FOP=[YR=2024;ORIG=51,67] W11 S6 E12 N5 U1L1 \$	
FOP=[YR=2024;ORIG=40,11] E5 N7 W5 S7 \$	
FST=[YR=2024;ORIG=56,15] W5 S3 E5 N3 \$	

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								