LOT 539
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

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

2024

10-2N-26-2010-0539-0000

BUILDING CHARACTERISTICS

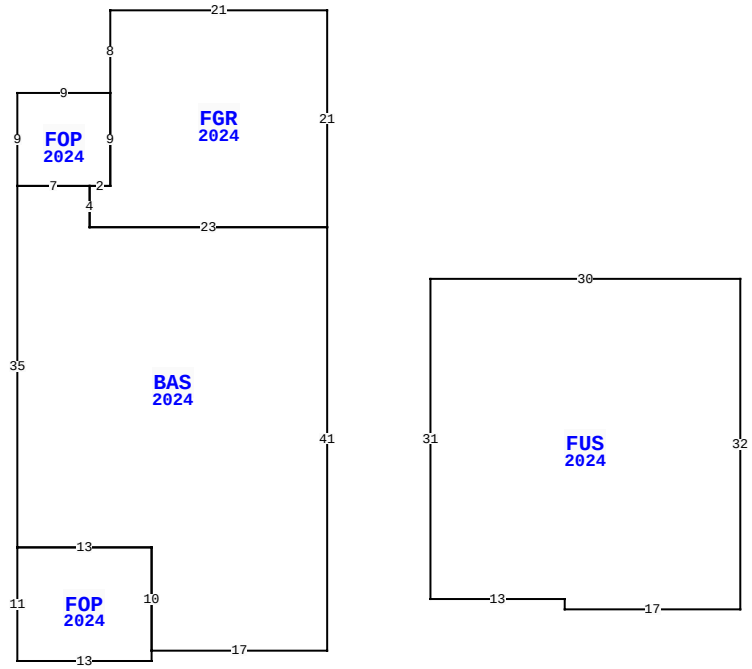
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	119,929
FGR	449	55	247	26,261
FOP	81	30	24	2,552
FOP	143	30	43	4,572
FUS	947	100	947	100,685
TOTALS	2,748		2,389	253,998

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	111.9160	106.32	253,998	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2024 Heated Area: 2075 HX Base Yr



75408 FOX CROSS AV, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	253,998
TOTAL MARKET OB/XF VALUE	4,096
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	323,094
SOH/AGL Deduction	0
ASSESSED VALUE	323,094
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	323,094
TOTAL JUST VALUE	323,094
NCON VALUE	258,094
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005468	CO ISSUED	0	03/01/2023
22012121	NEW CONSTR	334,689	08/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2631/126	3/31/2023	WD	Q	I	01	386,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: FKH SFR M LP						
2572/1294	6/21/2022	SW	Q	V	05	2,560,000
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=30,28] W23 N4 W7 S35 E13 S10 E17 N41 $
FUS=[YR=2024;ORIG=70,33] W30 S31 E13 S1 E17 N32 $
FGR=[YR=2024;ORIG=30,7] W21 S8 S9 W2 S4 E23 N21 $
FOP=[YR=2024;ORIG=0,59] S11 E13 N1 N10 W13 $
FOP=[YR=2024;ORIG=0,24] E7 E2 N9 W9 S9 $
.

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	0812	CONCRETE C	0	0	0	0	1,024.00	SF	4.00	4.00	100	2024	2023		100	4,096	

LAND DESCRIPTION

TOTAL OB/XF 4,096

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 05/01/2023 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS