

LOT 542
 TRIBUTARY PHASE 1A UNIT 6
 OR 2504/1849

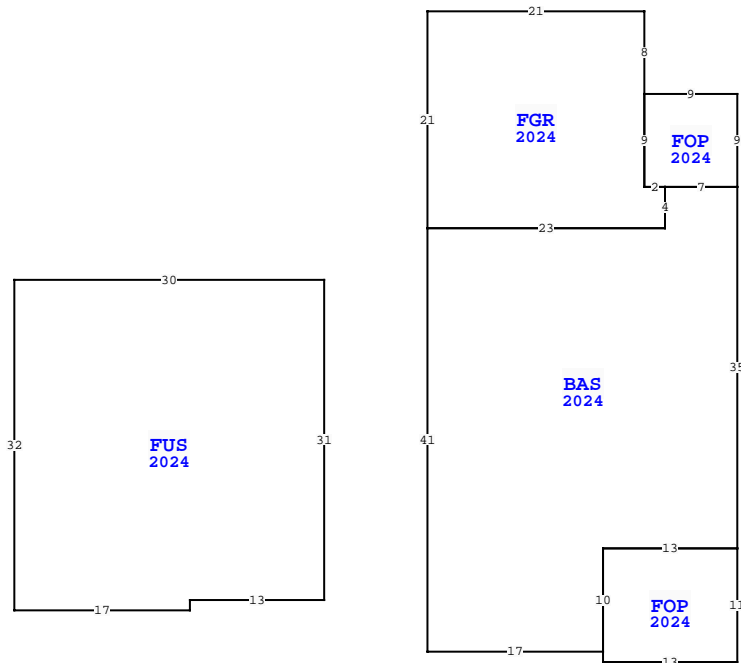
FKH SFR M LP
 1850 PARKWAY PLACE SUITE 900
 MARIETTA, GA 30067

2024

10-2N-26-2010-0542-0000

| 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 | 14 | CARPET | 60 |
| Interior Floor | 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 |
| 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 |
| | | | 253,998 |

| 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 | | | | | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 4 |
|---------------------------|--|-------------|---------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | STANDARD | |
| Tax Group: 4 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 253,998 |
| TOTAL MARKET OB/XF VALUE | | | 4,160 |
| TOTAL LAND VALUE - MARKET | | | 65,000 |
| TOTAL MARKET VALUE | | | 323,158 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 323,158 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 323,158 |
| TOTAL JUST VALUE | | | 323,158 |
| NCON VALUE | | | 258,158 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 65,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| C2212119 | CO | | 04/27/2023 |
| 22012119 | NEW CONSTR | 334,689 | 08/09/2022 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2635/1795 | 4/27/2023 | 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=40,28] E23 N4 E7 S35 W13 S10 W17 N41 \$ | |
| FUS=[YR=2024;ORIG=0,33] E30 S31 W13 S1 W17 N32 \$ | |
| FGR=[YR=2024;ORIG=40,7] E21 S8 S9 E2 S4 W23 N21 \$ | |
| POP=[YR=2024;ORIG=70,59] S11 W13 N1 N10 E13 \$ | |
| POP=[YR=2024;ORIG=70,24] W7 W2 N9 E9 S9 \$ | |

| 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 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | | 4.00 | 100 | 2024 | 2023 | 100 | 4,160 | |

| 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 | | | | | | | | |