

LOT 546
 TRIBUTARY PHASE 1A UNIT 6
 OR 2504/1849

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

2024

10-2N-26-2010-0546-0000

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									
Heated Area: 2075 HX Base Yr												

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		4,116	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		323,114	
SOH/AGL Deduction		0	
ASSESSED VALUE		323,114	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		323,114	
TOTAL JUST VALUE		323,114	
NCON VALUE		258,114	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		65,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2212771	CO		04/27/2023
22012771	NEW CONSTR	334,689	08/19/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2635/1735	4/27/2023	WD Q	Q	I	01	386,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: FKH SFR M LP						
2572/1294	6/21/2022	SW Q	Q	V	05	2,560,000
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: DREAM FINDERS HOMES						

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	4,116	

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

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 \$			
FOP=[YR=2024;ORIG=70,24] W7 W2 N9 E9 S9 \$			

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	129.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000									