

FKH SFR L LP
1850 PARKWAY PLACE
MARIETTA, GA 30067

11-2N-26-1830-0008-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 60

Interior Floo08SHT VINYL 40

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms

Bathrooms

Frame02WOOD FRAME 100

Stories

Units

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA05

NEIGHBORHOOD/LOC5009.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREAMARKET VALUE

BAS2,0581002,058206,294

FGR4485524624,659

FOP4230131,303

FSP21640868,620

TOTALS2,7642,403240,876

EXTRA FEATURES

L NOBJXFCODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10810CONCRETE A0000381.00SF6.506.50100201620163962,377

20476VF 6 SBPL000075.00LF32.0032.00100202120213982,352

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLCCZONEFRONTDEPTHTOT LND UTUNIT TYPEDTDPHFACT% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000135CSFR CNSVTN0PUD0.000.001.00UT1.001.001.0055,000.0055,000.0055,000REVIEW DATE01/31/2024BYKBA Total Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% COND

0100012,403108.7800103.34248,326201620160003.0097.00

Heated Area: 2058HX Base Yr

Diagram showing building footprint (BAS) and other areas (FSP, FGR, FOP) with dimensions.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE240,876

TOTAL MARKET OB/XF VALUE4,729

TOTAL LAND VALUE - MARKET55,000

TOTAL MARKET VALUE300,605

SOH/AGL Deduction0

ASSESSED VALUE300,605

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE300,605

TOTAL JUST VALUE300,605

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE289,783

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I V / IRSN CD SALE PRICE

2578/14367/14/2022WDQI01400,000

GRANTOR:HORSTDANIEL DAVID & M

GRANTEE:FKH SFR L LP

2053/06996/15/2016WDQI02220,000

GRANTOR:D R HORTON INC JACKSO

GRANTEE:HORSTDANIEL DAVID &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W16 FSP=[YR=2016] W24 S9 E24 N9\$ S9 W24 S60 E3
S1 E7 N1 E3 N4 FOP=[YR=2016] E6 FGR=[YR=2016] S5 E21 N22 W7
S1 W14 S16\$ N7 W6 S7\$ N7 E6 N9 E14 N1 E7 N48\$.