LOT 192
RIVER GLEN #1 PB 7/263

FKH SFR L LP
1850 PARKWAY PLACE
MARIETTA, GA 30067

2024

11-2N-26-1830-0192-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

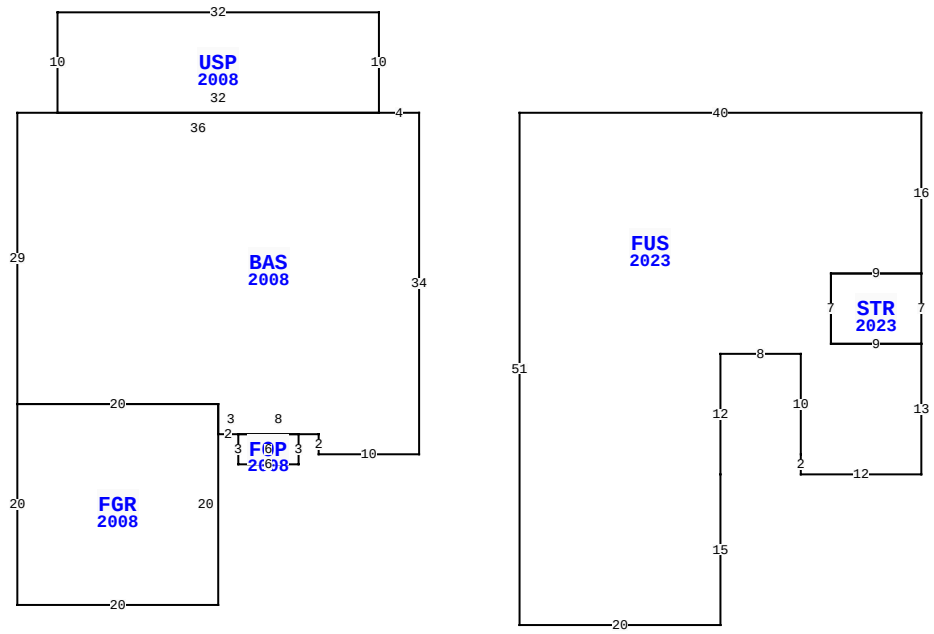
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,240	100	1,240	107,565
FGR	400	55	220	19,085
FOP	18	30	5	434
FUS	1,581	100	1,581	137,146
STR	63	10	6	521
USP	320	30	96	8,328
TOTALS	3,622		3,148	273,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,148	98.7160	93.78	295,219	2008	2008	0	0	0	7.50	92.50

1 SINGLE FAM – 0% - 2023 Heated Area: 2821 HX Base Yr



65092 MOSSY CREEK LN, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	273,078
TOTAL MARKET OB/XF VALUE	4,541
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	332,619
SOH/AGL Deduction	0
ASSESSED VALUE	332,619
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	332,619
TOTAL JUST VALUE	332,619
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	323,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21488	CO ISSUED	235,752	09/18/2008
M13872	MECH OTHER	0	05/01/2008
P13229	OTHER	0	05/01/2008
B21488	NEW CONSTR	235,752	05/01/2008
E20852	ELEC OTHER	2,000	05/01/2008
R11304	REPAIR/RRF	2,400	05/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2580/0193	7/21/2022	WD	Q	I	01	405,000
GRANTOR: KRAMER ROSS L &						
GRANTEE: FKH SFR L LP						
1588/0555	10/06/2008	WD	Q	I		216,600
GRANTOR: MARONDA HOMES INC						
GRANTEE: KRAMER ROSS L & JAN						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2023;ORIG=10,0] E40 S16 W9 S7 E9 S13 W12 N2 N10 W8 S12 S15 W20 N51 $
BAS=[YR=2008;ORIG=0,0] W4 W36 S29 E20 S3 E2 E8 S2 E10 N34 $
FGR=[YR=2008;ORIG=-40,29] S20 E20 N20 W20 $
USP=[YR=2008;ORIG=-4,0] N10 W32 S10 E32 $
STR=[YR=2023;ORIG=41,16] E9 S7 W9 N7 $
FOP=[YR=2008;ORIG=-18,32] S3 E6 N3 W6 $
.

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	0811	CONCRETE B	0	0	0	0	891.00	SF	5.20	5.20	100	2008	2008	3	89	4,124	
2	0810	CONCRETE A	0	0	24	3	72.00	SF	6.50	6.50	100	2008	2008	3	89	417	

LAND DESCRIPTION

TOTAL OB/XF 4,541

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	000135	C	SFR CNSVTN	0		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS