LOT 21
TIMBER CREEK PLANTATION #1
PB 6/394

FKH SFR PROPCO K LP
1850 PARKWAY PLACE STE 900
MARIETTA, GA 30067

2024

11-2N-26-2050-0021-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

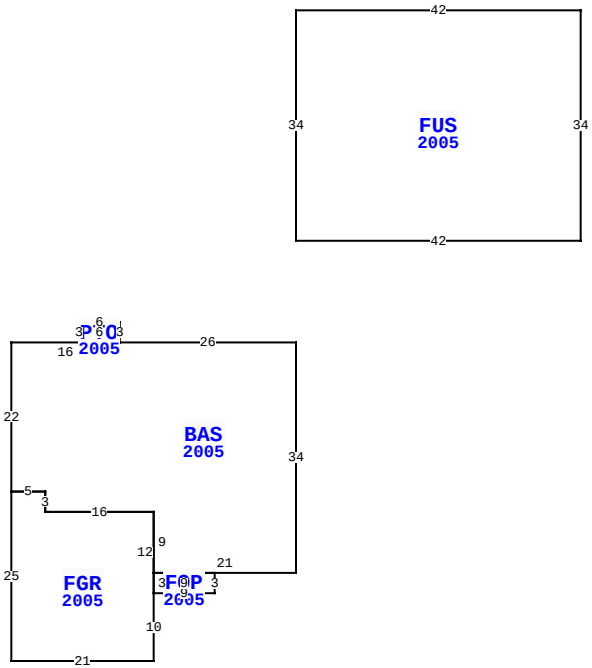
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,224	100	1,224	115,483
FGR	477	55	262	24,719
FOP	27	30	8	754
FUS	1,428	100	1,428	134,730
PTO	18	5	1	95
TOTALS	3,174		2,923	275,782

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,923	109.1340	103.68	303,057	2005	2005	0	0	0	9.00	91.00

1 SINGLE FAM – 0% - 2023 Heated Area: 2652 HX Base Yr



76164 TIDEVIEW LN, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	275,782
TOTAL MARKET OB/XF VALUE	3,001
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	333,783
SOH/AGL Deduction	0
ASSESSED VALUE	333,783
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	333,783
TOTAL JUST VALUE	333,783
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	321,452

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15764	NEW CONSTR	187,006	01/13/2006
M10429	MECH OTHER	0	10/01/2005
E15799	ELEC OTHER	1,500	09/01/2005
P09884	OTHER	0	08/01/2005
R08027	REPAIR/RRF	2,000	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2728/375	7/26/2024	SW	U	I	11	100
GRANTOR: FKH TRS K LLC						
GRANTEE: FKH SFR PROPCO K LP						
2707/476	4/17/2024	SW	U	I	11	100
GRANTOR: FKH SFR PROPCO K LP						
GRANTEE: FKH TRS K LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W26 PTO=[YR=2005] N3 W6 S3 E6$ W16 S22 FGR=[YR=2005] S25 E21 N10 FOP=[YR=2005] E9 N3 W9 S3$ N12 W16 N3 W5$ E5 S3 E16 S9 E21 N34$ PTR=N15 FUS=[YR=2005] N34 E42 S34 W42$ S15$.

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	671.00	SF	5.20	5.20	100	2005	2005	3	86	3,001	

LAND DESCRIPTION

TOTAL OB/XF 3,001

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS