LOT 63
HARBOR CONCOURSE PHASE 2
PB 8/162

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

2024

29-2N-28-0115-0063-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

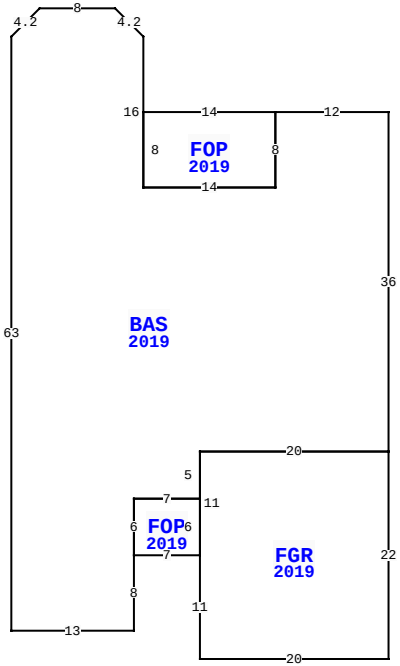
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4145.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,755	100	1,755	195,185
FGR	440	55	242	26,914
FOP	42	30	13	1,446
FOP	112	30	34	3,781
TOTALS	2,349		2,044	227,326

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,044	118.8495	112.91	230,788	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 0% - 0 Heated Area: 1755 HX Base Yr



BLD DATE 03/30/2023 NW | LGL DATE
XF DATE | LAND DATE
INC DATE | AG DATE

81733 MAINSHEET CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	227,326
TOTAL MARKET OB/XF VALUE	2,714
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	305,040
SOH/AGL Deduction	0
ASSESSED VALUE	305,040
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	305,040
TOTAL JUST VALUE	305,040
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	294,788

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1900113	CO ISSUED	0	04/26/2019
B1900113	NEW CONSTR	235,921	01/09/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2528/1345	12/28/2021	WD	Q	I	01	384,700
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: FKH SFR PROPCO I LP						
2487/1698	8/11/2021	WD	U	I	37	360,500
GRANTOR: TOLBERT J JASON & MEG						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W12 FOP=[YR=2019] W14 S8 E14 N8$ S8 W14 N16 U3 L3 W8 D3 L3 S63 E13 N8 FOP=[YR=2019] E7 FGR=[YR=2019] S11 E20 N22 W20 S11$ N6 W7 S6$ N6 E7 N5 E20 N36$.

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	0810	CONCRETE A	0	0	0	0	426.00	SF	6.50	6.50	100	2019	2019	3	98	2,714	

LAND DESCRIPTION

TOTAL OB/XF 2,714

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 04/24/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS