LOT 437
HERON ISLES #2 PB 7/218

FKH SFR N LP
1850 PARKWAY PLACE
MARIETTA, GA 32205

2024

37-3N-28-0740-0437-0000

BUILDING CHARACTERISTICS

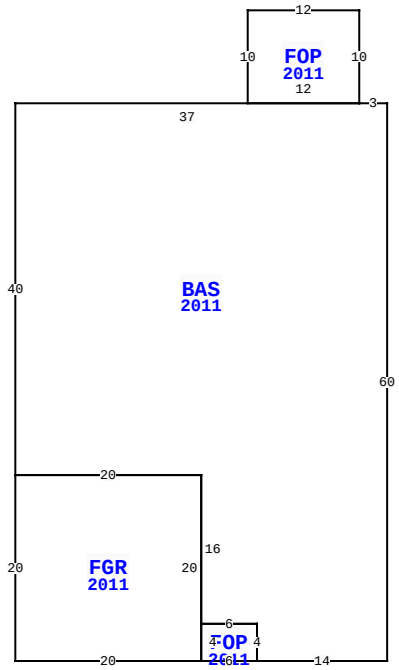
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	1,976	207,837
FGR	400	55	220	23,139
FOP	24	30	7	736
FOP	120	30	36	3,786
TOTALS	2,520		2,239	235,499

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,239	117.2864	111.42	249,469	2011	2011	0	0	0	5.60	94.40

1 SINGLE FAM – 0% - 2024 Heated Area: 1976 HX Base Yr



96090 OUT CREEK WAY, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	235,499
TOTAL MARKET OB/XF VALUE	7,248
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	297,747
SOH/AGL Deduction	0
ASSESSED VALUE	297,747
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	297,747
TOTAL JUST VALUE	297,747
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	287,299

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1124383	CO ISSUED	0	06/21/2011
M16020	H/AC	0	03/01/2011
B24383	NEW CONSTR	217,351	02/01/2011
P14661	OTHER	0	02/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2647/1280	6/13/2023	SW	U	I	11	100
GRANTOR: FKH SFR L LP						
GRANTEE: FKH SFR N LP						
2589/1398	9/01/2022	WD	Q	I	01	362,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: FKH SFR L LP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W3 FOP=[YR=2011] N10 W12 S10 E12 $ W37 S40
FGR=[YR=2011] S20 E20 FOP=[YR=2011] E6 N4 W6 S4 $ N20 W20 $
E20 S16 E6 S4 E14 N60 $.

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	594.00	SF	5.20	5.20	100	2011	2011	3	92	2,842	
2	0476	VF 6 SBPL	0	0	0	0	170.00	LF	32.00	32.00	100	2011	2011	3	81	4,406	

LAND DESCRIPTION

TOTAL OB/XF 7,248

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	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