

LOT 58
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

FKH SFR PROPCO 1 LP
1850 PARKWAY PLACE STE 900
MARIETTA, GA 30067

2024

41-2N-28-1140-0058-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	4068.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,811	100	1,811	213,365
FGR	486	55	267	31,457
FOP	57	30	17	2,003
FSP	171	40	68	8,011
TOTALS	2,525		2,163	254,835

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	636.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	0	0	0	27.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,163	125.9104	119.61	258,716	2019	2019	0	0	1.50	98.50
1 SINGLE FAM - 0% - 0											
Heated Area: 1811											
HX Base Yr											
95509 HANOVER CT, FERNANDINA BEACH											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	254,835		
TOTAL MARKET OB/XF VALUE	3,413		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	333,248		
SOH/AGL Deduction	17,868		
ASSESSED VALUE	315,380		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	315,380		
TOTAL JUST VALUE	333,248		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	299,652		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1811418	CO ISSUED	0	03/06/2019
B1811418	NEW CONSTR	247,598	11/15/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2522/1863	12/20/2021	WD	Q	I	01
					SALE PRICE
					365,000
GRANTOR: COLLIER BARRY STEPHEN					
GRANTEE: FKH SFR PROPCO 1 LP					
2264/0108	3/25/2019	SW	Q	I	01
					235,000
GRANTOR: RICHMOND AMERICAN HOM					
GRANTEE: COLLIER BARRY STEPH					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2019] W16 FSP=[YR=2019] W19 S9 E19 N9\$ S9 W19 S66 E10 FOP=[YR=2019] E5 N5 FGR=[YR=2019] E20 N26 W11 S6 W10 S20 E1\$W1 N8 W4 S13 \$ N13 E4 N12 E10 N6 E11 N44\$.											