LOT 100
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

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

2024

41-2N-28-1140-0100-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

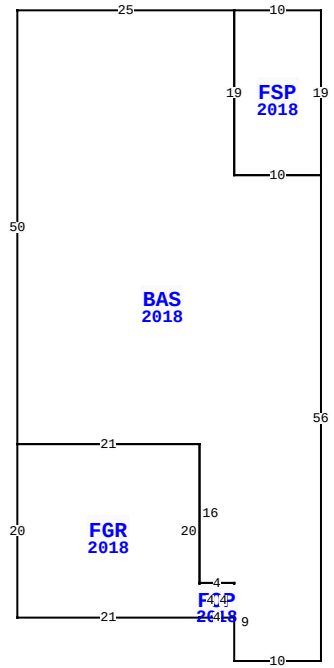
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,874	100	1,874	224,570
FGR	420	55	231	27,682
FOP	16	30	5	599
FSP	190	40	76	9,107
TOTALS	2,500		2,186	261,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,186	128.7132	122.28	267,304	2018	2018	0	0	0	2.00	98.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1874 HX Base Yr



95415 WOODBRIDGE PKWY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	261,958
TOTAL MARKET OB/XF VALUE	6,326
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	343,284
SOH/AGL Deduction	4,766
ASSESSED VALUE	338,518
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	338,518
TOTAL JUST VALUE	343,284
NCON VALUE	2,228
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	305,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1804956	CO ISSUED	0	09/21/2018
B1804956	NEW CONSTR	246,265	05/16/2018

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

FSP=[YR=2018] W10 BAS=[YR=2018] W25 S50 FGR=[YR=2018] S20 E21 FOP=[YR=2018] E4 N4 W4 S4$ N20 W21$ E21 S16 E4 S9 E10 N56 W10 N19$ S19 E10 N19$.

EXTRA FEATURES

L N	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	629.00	SF	6.50	6.50	100	2018	2018	3	97	3,966	
2	0810	CONCRETE A	0	0	0	0	21.00	SF	6.50	6.50	100	2018	2018	3	97	132	
3	0855	CONC PAVER	0	0	0	0	225.00	SF	10.00	10.00	100	2024	2020		99	2,228	

LAND DESCRIPTION

TOTAL OB/XF 6,326

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 05/06/2024 BY NWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS