LOT 205
LUMBER CREEK #1 PB 7/295 N/K/A
LUMBER CREEK PHASE ONE REPLAT

FKH SFR N LP
1850 PARKWAY PLACE
MARIETTA, GA 32205

2025

09-2N-27-1290-0205-0000

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	07	CORK/VTILE 100
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	06	Quality Level 06

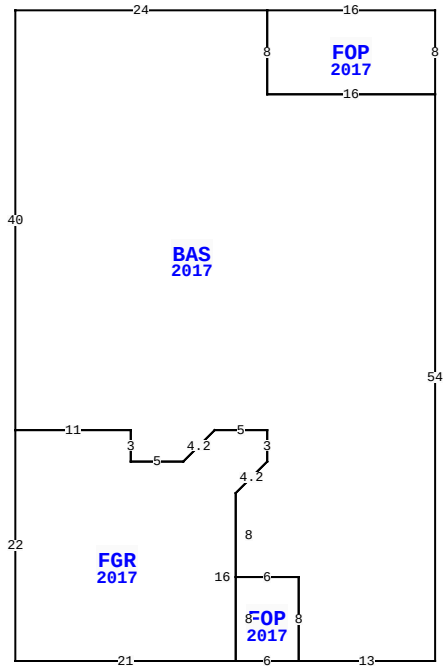
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,848	100	2017	1,848	220,198
FGR	456	55	2017	251	29,908
FOP	48	30	2017	14	1,668
FOP	128	30	2017	38	4,528
TOTALS	2,480			2,151	256,302

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,151	122.8430	122.84	264,229	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1848 HX Base Yr



78295 SADDLE ROCK RD, YULEE

BLD DATE	06/02/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	256,302
TOTAL MARKET OB/XF VALUE	3,370
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	309,672
SOH/AGL Deduction	0
ASSESSED VALUE	309,672
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	309,672
TOTAL JUST VALUE	309,672
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	298,151

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004894	CO ISSUED	0	06/02/2017
1700980	NEW CONSTR	234,763	03/01/2017

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						
2581/0767	8/01/2022	WD	U	I	37	372,000
GRANTOR: HARDING KIM						
GRANTEE: FKH SFR L LP						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W16 BAS=[YR=2017] W24 S40 FGR=[YR=2017] S22 E21 FOP=[YR=2017] E6 N8 W6 S8$ N16 U3 R3 N3 W5 D3 L3 W5 N3 W11$ E11 S3 E5 U3 R3 E5 S3 D3 L3 S8 E6 S8 E13 N54 W16 N8$ S8 E16 N8$.

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	675.00	SF	5.20	5.20	100	2017	2017	3	96	3,370	

LAND DESCRIPTION

TOTAL OB/XF 3,370

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	000134	C	RES POND	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS