LOT 17
LUMBER CREEK PUD-PHASE 2
PBK 8/217

FKH SFR PROPCO H LP
1850 PARKWAY PL STE 900
MARIETTA, GA 30067

2025

09-2N-27-1291-0017-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
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

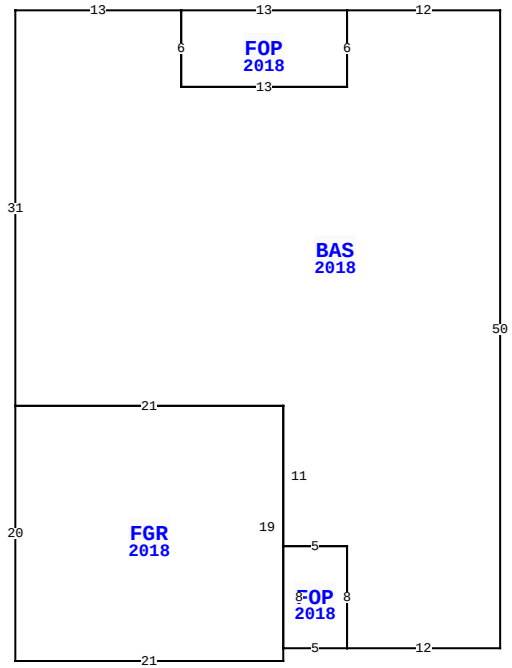
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,383	100	2018	1,383	162,607
FGR	420	55	2018	231	27,160
FOP	40	30	2018	12	1,411
FOP	78	30	2018	23	2,705
TOTALS	1,921			1,649	193,882

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,649	120.5946	120.59	198,853	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 0% - 0 Heated Area: 1383 HX Base Yr



77791 LUMBER CREEK BLVD, YULEE

BLD DATE	06/02/2022 NW	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	193,882
TOTAL MARKET OB/XF VALUE	3,137
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	247,019
SOH/AGL Deduction	0
ASSESSED VALUE	247,019
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	247,019
TOTAL JUST VALUE	247,019
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	238,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009913	CO ISSUED	0	09/28/2018
18005179	NEW CONSTR	188,320	05/22/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2493/1904	9/02/2021	WD	Q	I	01	281,500
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: FKH SFR PROPCO H LP						
2474/0626	6/24/2021	WD	U	I	37	258,300
GRANTOR: BARRETT TAYLOR & XAVI						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W12 FOP=[YR=2018] W13 S6 E13 N6$ S6 W13 N6 W13 S31 FGR=[YR=2018] S20 E21 N1 FOP=[YR=2018] E5 N8 W5 S8$ N19 W21$ E21 S11 E5 S8 E12 N50$.

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	622.00	SF	5.20	5.20	100	2018	2018	3	97	3,137	

LAND DESCRIPTION

TOTAL OB/XF 3,137

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/13/2021 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS