

LOT 489  
 TRIBUTARY PHASE 1A UNIT 6  
 OR 2504/1849

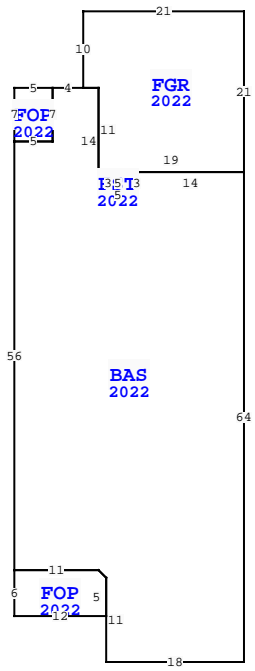
FKH SFR M LP  
 1850 PARKWAY PLACE SUITE 900  
 MARIETTA, GA 30067

2025

10-2N-26-2010-0489-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	50
Interior Floor	14	CARPET	50
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	05
NEIGHBORHOOD/LOC	5020.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,848	100	2022
FGR	419	55	2022
FOP	35	30	2022
FOP	72	30	2022
FST	15	55	2022
TOTALS	2,389		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	- 0%	- 2025									
				Heated Area:	1848			HX Base Yr				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			236,367
TOTAL MARKET OB/XF VALUE			4,138
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			305,505
SOH/AGL Deduction			0
ASSESSED VALUE			305,505
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			305,505
TOTAL JUST VALUE			305,505
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			284,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2208874	CO ISSUED	0	12/21/2022
B2208874	NEW CONSTR	297,388	06/09/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2728/370	7/26/2024	SW U		I	11	100

GRANTOR: CSMA SFR TRS HOLDINGS  
 GRANTEE: FKH SFR M LP  
 2707/520 4/17/2024 SW U I 11 100  
 GRANTOR: FKH SFR M LP  
 GRANTEE: CSMA SFR TRS HOLDIN

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

BUILDING NOTES	
BUILDING DIMENSIONS	
FGR=[YR=2022] W21 S10 BAS=[YR=2022] W4 FOP=[YR=2022] W5 S7 E5 N7\$ S7 W5 S56 FOP=[YR=2022] S6 E12 N5 U1 L1 W11\$ E11 D1 R1 S11 E18 N64 W14 FST=[YR=2022] W5 S3 E5 N3\$ S3 W5 N14 W2\$ E2 S11 E19 N21\$.	

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		6.50	100	2022	2022	3	99	4,138	

LAND DESCRIPTION																	TOTAL OB/XF							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		PUD	40.00	125.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							