

LOT 509
 TRIBUTARY PHASE 1A UNIT 6
 OR 2504/1849

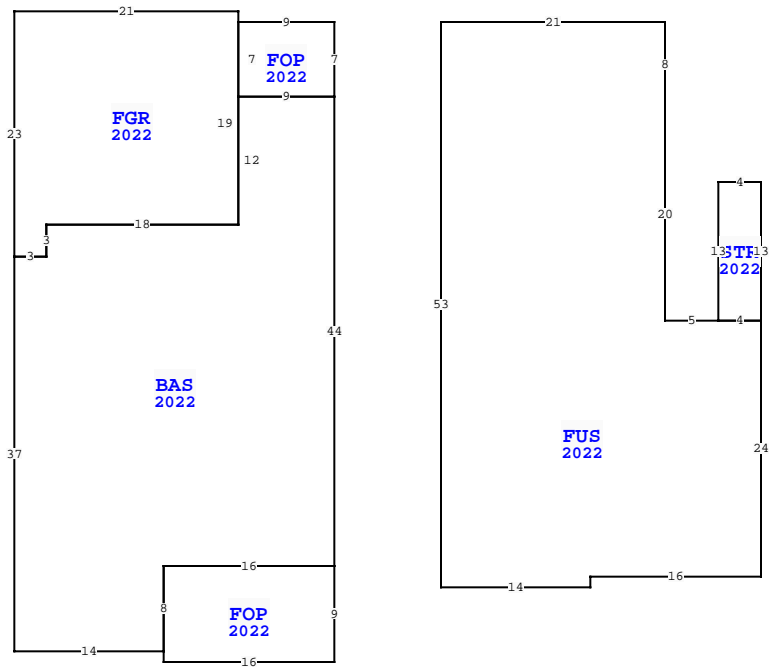
FKH SFR M LP
 600 GALLERIA PKWY STE 300
 ATLANTA, GA 30339

2025

10-2N-26-2010-0509-0000

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	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	3	100	
Frame	02	WOOD FRAME	100
Stories	2.	2. 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	1,171	100	2022
FGR	429	55	2022
FOP	63	30	2022
FOP	144	30	2022
FUS	1,322	100	2022
STR	52	10	2022
TOTALS	3,181		

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: 2493						HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			323,882
TOTAL MARKET OB/XF VALUE			5,272
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			394,154
SOH/AGL Deduction			0
ASSESSED VALUE			394,154
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			394,154
TOTAL JUST VALUE			394,154
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			364,856

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2209834	CO ISSUED	0	12/21/2022
22009834	NEW CONSTR	395,699	06/28/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2758/148	12/20/2024	SW	U	I	11	100

BUILDING NOTES						
GRANTOR: CSMA SFR TRS HOLDINGS						
GRANTEE: FKH SFR M LP						
2713/1696	5/23/2024	SW	U	I	11	100
GRANTOR: FKH SFR M LP						
GRANTEE: CSMA SFR TRS HOLDIN						

BUILDING DIMENSIONS						
FOP=[YR=2022] W9 FGR=[YR=2022] N1 W21 S23 BAS=[YR=2022] S37 E14 FOP=[YR=2022] S1 E16 N9 W16 S8\$ N8 E16 N44 W9 S12 W18 S3 W3\$ E3 N3 E18 N19\$ S7 E9 N7\$ PTR= E10 FUS=[YR=2022] E21 S8 S20 E5 STR=[YR=2022] N13 E4 S13 W4\$ E4 S24 W16 S1 W14 N53\$ W10\$.						

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	0811	CONCRETE B	0	0	0	0		5.20	100	2022	2022	3	99	5,272	

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	127.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							