

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 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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,389	118.8495	118.85	283,933	2022	2022	0	0	0.50	99.50		

1 SINGLE FAM - 0% - 2025 Heated Area: 2075 HX Base Yr

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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,128	100	2022	1,128	133,393
FGR	449	55	2022	247	29,209
FOP	81	30	2022	24	2,838
FOP	143	30	2022	43	5,085
FUS	947	100	2022	947	111,988
TOTALS	2,748			2,389	282,513

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VALUATION SUMMARY			4
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			282,513
TOTAL MARKET OB/XF VALUE			5,313
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			352,826
SOH/AGL Deduction			0
ASSESSED VALUE			352,826
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			352,826
TOTAL JUST VALUE			352,826
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			327,255

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2210393	CO ISSUED	0	12/20/2022
22010393	NEW CONSTR	334,689	07/07/2022

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
 2699/692 3/08/2024 SW U I 11 100
 GRANTOR: FKH SFR M LP
 GRANTEE: CSMA SFR TRS HOLDIN

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	5,313	

75201 CHELSEA GARDEN LN, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

BUILDING NOTES													
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BUILDING DIMENSIONS													
FGR=[YR=2022] W21 S8 FOP=[YR=2022] W9 S9 BAS=[YR=2022] S35 FOP=[YR=2022] S11 E13 N11 W13\$ E13 S10 E17 N41 W23 N4 W7\$ E9 N9\$ S9 W2 S4 E23 N21 \$ PTR= E10 FUS=[YR=2022] E30 S32 W17 N1 W13 N31\$ W10\$.													

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	DPHT 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							