LOT 528
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

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

2025

10-2N-26-2010-0528-0000

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	11	CLAY TILE 50
Interior Floo	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
Quality	04	Quality Level 04

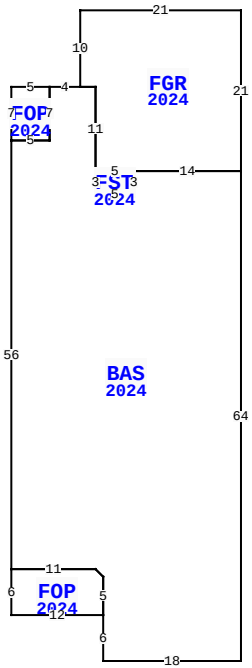
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,848	100	2024	1,848	217,731
FGR	419	55	2024	230	27,099
FOP	35	30	2024	10	1,178
FOP	72	30	2024	22	2,592
FST	15	55	2024	8	943
TOTALS	2,389			2,118	249,543

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,118	117.8205	117.82	249,543	2023	2023	0	0	0	0.00	100.00

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



75320 FOX CROSS AV, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	249,543
TOTAL MARKET OB/XF VALUE	4,420
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	318,963
SOH/AGL Deduction	0
ASSESSED VALUE	318,963
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	318,963
TOTAL JUST VALUE	318,963
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	295,199

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2210967	CO		04/10/2023
22010967	NEW CONSTR	297,388	07/19/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2635/1779	4/27/2023	WD	Q	I	01	362,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: FKH SFR M LP						
2572/1294	6/21/2022	SW	Q	V	05	2,560,000
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=49,4] W4 S7 W5 S56 E11 D1R1 S5 S6 E18 N64 W14 S3 W5 N3 N11 W2 $
FGR=[YR=2024;ORIG=70,-6] W21 S10 E2 S11 E5 E14 N21 $
FOP=[YR=2024;ORIG=51,67] W11 S6 E12 N5 U1L1 $
FOP=[YR=2024;ORIG=40,11] E5 N7 W5 S7 $
FST=[YR=2024;ORIG=56,15] W5 S3 E5 N3 $
.

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	850.00	SF	5.20	5.20	100	2024	2023		100	4,420	

LAND DESCRIPTION

TOTAL OB/XF 4,420

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	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							

REVIEW DATE 04/28/2023 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS