LOT 529
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

FKH SFR M LP
600 GALLERIA PARKWAY SUITE 300
ATLANTA, GA 30339

2025

10-2N-26-2010-0529-0000

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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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
Quality	04	Quality Level 04

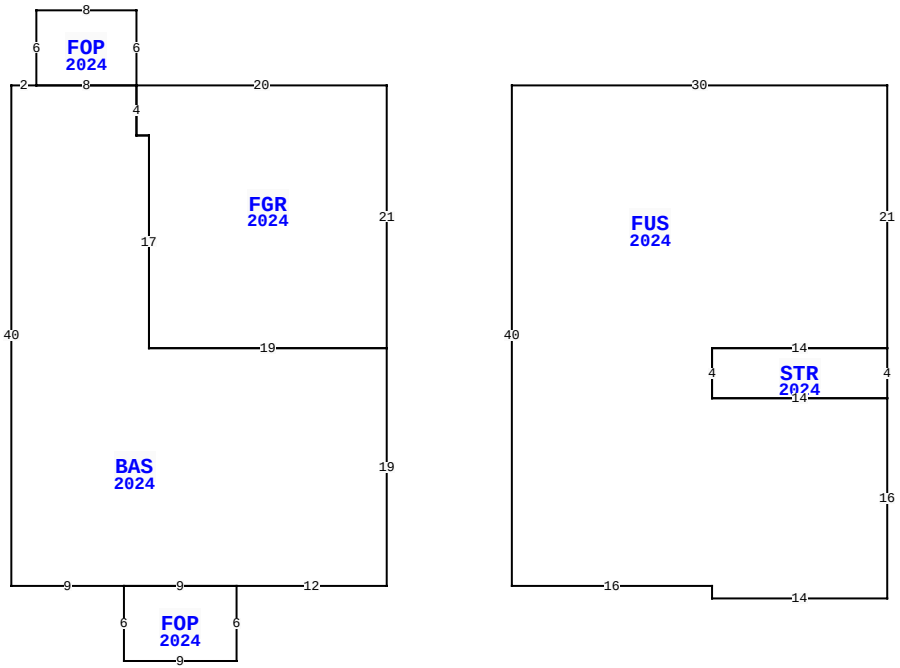
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	797	100	2024	797	95,297
FGR	403	55	2024	222	26,545
FOP	48	30	2024	14	1,674
FOP	54	30	2024	16	1,913
FUS	1,158	100	2024	1,158	138,462
STR	56	10	2024	6	717
TOTALS	2,516			2,213	264,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,213	119.5698	119.57	264,608	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2025 Heated Area: 1955 HX Base Yr



75328 FOX CROSS AV, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	264,608
TOTAL MARKET OB/XF VALUE	5,284
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	334,892
SOH/AGL Deduction	0
ASSESSED VALUE	334,892
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	334,892
TOTAL JUST VALUE	334,892
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	309,686

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2210964	CO	0	01/27/2023
22010964	NEW CONSTR	310,633	07/19/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2734/192	8/23/2024	SW	U	I	11	100
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 NOTES

BUILDING DIMENSIONS

FUS=[YR=2024;ORIG=70,0] W30 S40 E16 S1 E14 N16 W14 N4 E14 N21 $
BAS=[YR=2024;ORIG=10,0] W8 W2 S40 E9 E9 E12 N19 W19 N17 W1 N4 $
FGR=[YR=2024;ORIG=30,0] W20 S4 E1 S17 E19 N21 $
STR=[YR=2024;ORIG=70,21] W14 S4 E14 N4 $
FOP=[YR=2024;ORIG=18,40] W9 S6 E9 N6 $
FOP=[YR=2024;ORIG=2,0] E8 N6 W8 S6 $
.

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	0812	CONCRETE C	0	0	0	0	1,321.00	SF	4.00	4.00	100	2024	2023		100	5,284	

LAND DESCRIPTION

TOTAL OB/XF 5,284

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