

LOT 534
 TRIBUTARY PHASE 1A UNIT 6
 OR 2504/1849

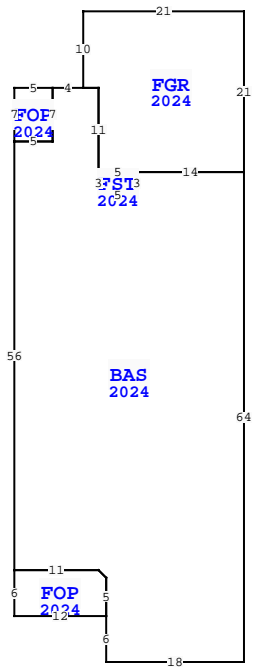
FKH SFR M LP
 1850 PARKWAY PLACE SUITE 900
 MARIETTA, GA 30067

2025

10-2N-26-2010-0534-0000

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		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
BAS	1,848	100	2024
FGR	419	55	2024
FOP	35	30	2024
FOP	72	30	2024
FST	15	55	2024
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%	- 2024								
				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			249,543
TOTAL MARKET OB/XF VALUE			3,266
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			317,809
SOH/AGL Deduction			0
ASSESSED VALUE			317,809
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			317,809
TOTAL JUST VALUE			317,809
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			294,045

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002328	CO ISSUED	0	02/22/2023
22011480	NEW CONSTR	297,388	07/27/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2623/0337	2/23/2023	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						

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

BUILDING NOTES	
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															
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		628.00	SF	5.20				3,266	

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							