

LOT 540  
 TRIBUTARY PHASE 1A UNIT 6  
 OR 2504/1849

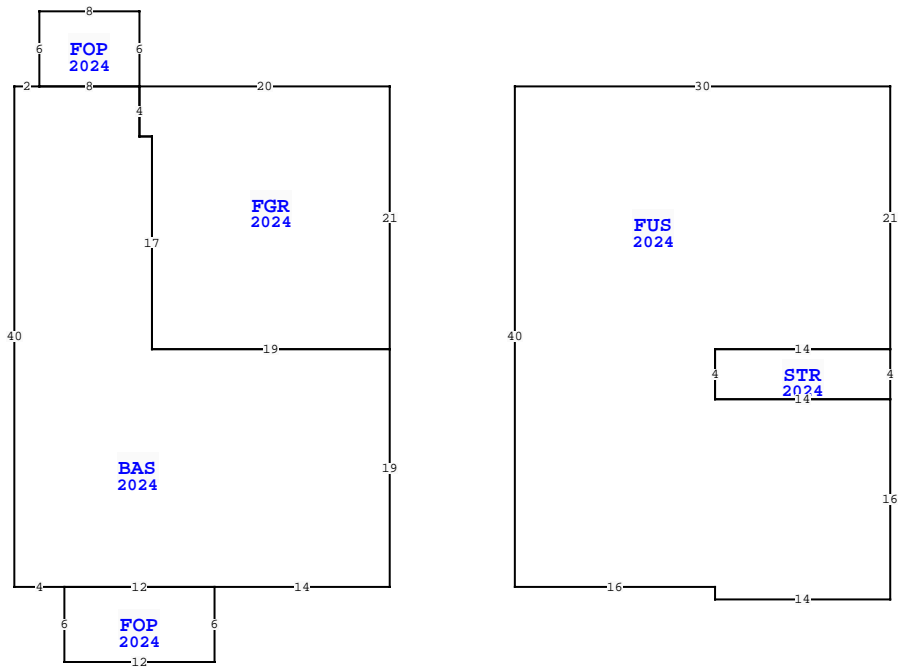
FKH SFR M LP  
 1850 PARKWAY PLACE SUITE 900  
 MARIETTA, GA 30067

2025

10-2N-26-2010-0540-0000

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 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
BAS	797	100	2024
FGR	403	55	2024
FOP	48	30	2024
FOP	72	30	2024
FUS	1,158	100	2024
STR	56	10	2024
TOTALS	2,534		

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		265,326	2023	2023	0	0	0.00	100.00
				Heated Area:	1955	HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		265,326	
TOTAL MARKET OB/XF VALUE		5,040	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		335,366	
SOH/AGL Deduction		0	
ASSESSED VALUE		335,366	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		335,366	
TOTAL JUST VALUE		335,366	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		310,091	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2212772	CO		04/27/2023
22012772	NEW CONSTR	311,237	08/19/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2635/1743	4/27/2023	WD	Q	I	01	375,900
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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	0	0	1,260.00	SF	4.00	4.00	100	2024

BUILDING NOTES	
75416 FOX CROSS AV, YULEE	

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 E4 E12 E14 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=16,40] W12 S6 E12 N6 \$	
FOP=[YR=2024;ORIG=2,0] E8 N6 W8 S6 \$	

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							