

LOT 549
 TRIBUTARY PHASE 1A UNIT 6
 OR 2504/1849

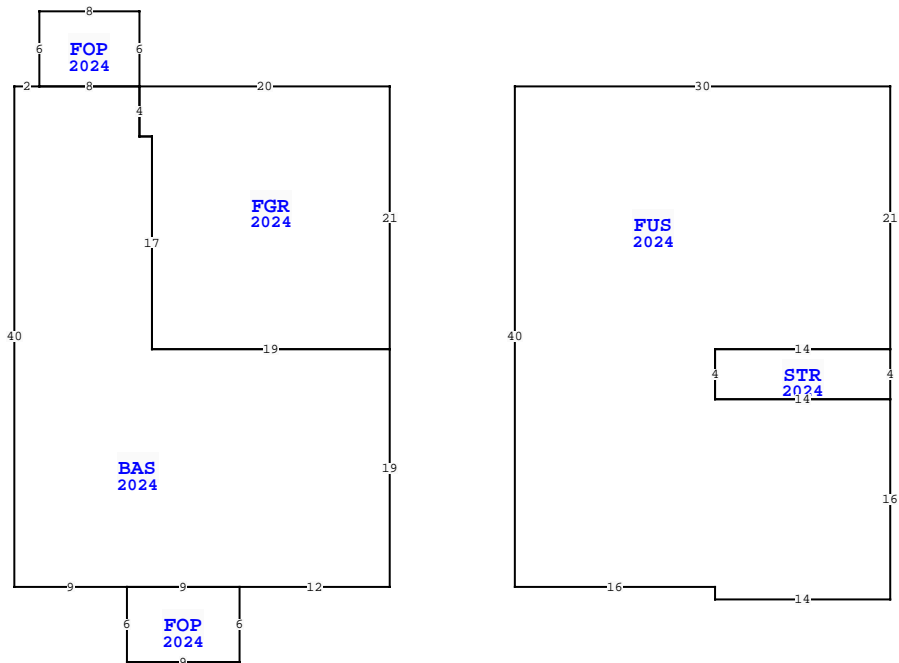
FKH SFR M LP
 1850 PARKWAY PLACE SUITE 900
 MARIETTA, GA 30067

2025

10-2N-26-2010-0549-0000

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	54	30	2024
FUS	1,158	100	2024
STR	56	10	2024
TOTALS	2,516		

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%	- 2025								
				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			264,608
TOTAL MARKET OB/XF VALUE			5,744
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			335,352
SOH/AGL Deduction			0
ASSESSED VALUE			335,352
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			335,352
TOTAL JUST VALUE			335,352
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			310,146

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2212118	CO		04/27/2023
22012118	NEW CONSTR	310,633	08/09/2022

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						
2707/520	4/17/2024	SW	U	I	11	100
GRANTOR: FKH SFR M LP						
GRANTEE: CSMA SFR TRS HOLDIN						

EXTRA FEATURES		75543 CANTERWOOD DR, YULEE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0812	CONCRETE C	0

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
4.00	100	2024	2023		100	5,744	

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 \$	

LAND DESCRIPTION		TOTAL OB/XF															5,744							
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	134.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							