LOT 192
RIVER GLEN #1 PB 7/263

FKH SFR L LP
1850 PARKWAY PLACE
MARIETTA, GA 30067

2025

11-2N-26-1830-0192-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

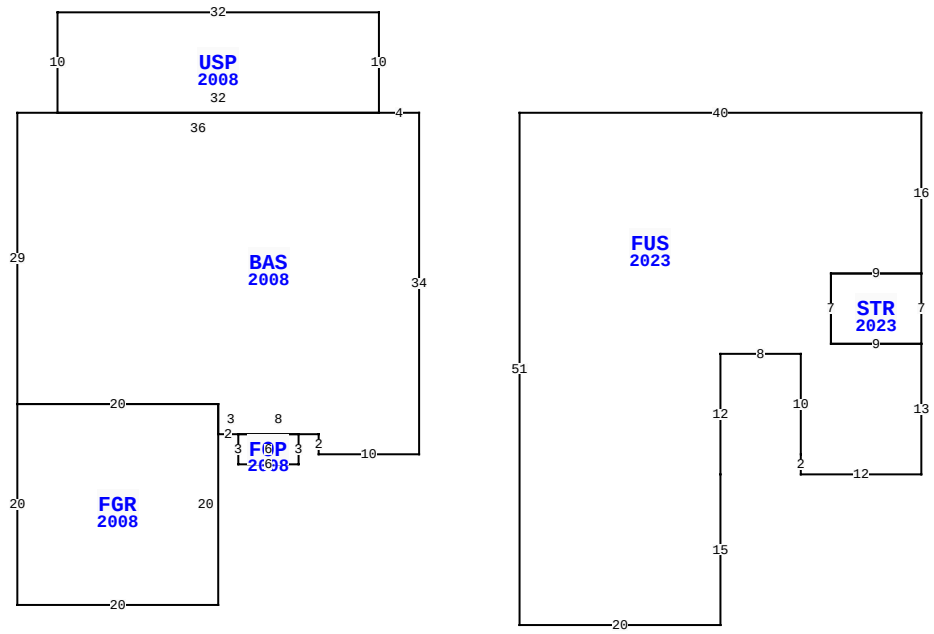
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,240	100	2008	1,240	112,620
FGR	400	55	2008	220	19,981
FOP	18	30	2008	5	454
FUS	1,581	100	2023	1,581	143,590
STR	63	10	2023	6	545
USP	320	30	2008	96	8,719
TOTALS	3,622			3,148	285,909

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,148	98.7160	98.72	310,771	2008	2008	0	0	0	8.00	92.00

1 SINGLE FAM – 0% - 2023 Heated Area: 2821 HX Base Yr



65092 MOSSY CREEK LN, 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	285,909
TOTAL MARKET OB/XF VALUE	4,489
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	345,398
SOH/AGL Deduction	0
ASSESSED VALUE	345,398
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	345,398
TOTAL JUST VALUE	345,398
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	332,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21488	CO ISSUED	235,752	09/18/2008
M13872	MECH OTHER	0	05/01/2008
P13229	OTHER	0	05/01/2008
B21488	NEW CONSTR	235,752	05/01/2008
E20852	ELEC OTHER	2,000	05/01/2008
R11304	REPAIR/RRF	2,400	05/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2580/0193	7/21/2022	WD	Q	I	01	405,000
GRANTOR: KRAMER ROSS L &						
GRANTEE: FKH SFR L LP						
1588/0555	10/06/2008	WD	Q	I		216,600
GRANTOR: MARONDA HOMES INC						
GRANTEE: KRAMER ROSS L & JAN						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2023;ORIG=10,0] E40 S16 W9 S7 E9 S13 W12 N2 N10 W8 S12 S15 W20 N51 $
BAS=[YR=2008;ORIG=0,0] W4 W36 S29 E20 S3 E2 E8 S2 E10 N34 $
FGR=[YR=2008;ORIG=-40,29] S20 E20 N20 W20 $
USP=[YR=2008;ORIG=-4,0] N10 W32 S10 E32 $
STR=[YR=2023;ORIG=41,16] E9 S7 W9 N7 $
FOP=[YR=2008;ORIG=-18,32] S3 E6 N3 W6 $
.

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	891.00	SF	5.20	5.20	100	2008	2008	3	88	4,077	
2	0810	CONCRETE A	0	0	24	3	72.00	SF	6.50	6.50	100	2008	2008	3	88	412	

LAND DESCRIPTION

TOTAL OB/XF 4,489

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	000135	C	RES NATURAL	0		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS