LOT 437
HERON ISLES #2 PB 7/218

FKH SFR N LP
1850 PARKWAY PLACE
MARIETTA, GA 32205

2025

37-3N-28-0740-0437-0000

BUILDING CHARACTERISTICS

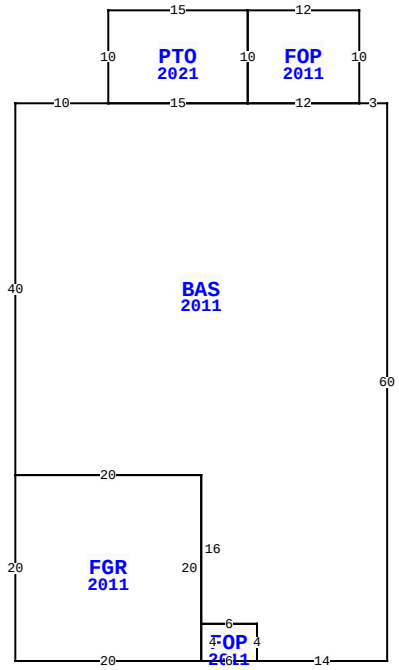
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	2011	1,976	207,738
FGR	400	55	2011	220	23,129
FOP	24	30	2011	7	736
FOP	120	30	2011	36	3,785
PTO	150	5	2021	8	841
TOTALS	2,670			2,247	236,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,247	111.9552	111.96	251,574	2011	2011	0	0	0	6.10	93.90

1 SINGLE FAM – 0% - 2024 Heated Area: 1976 HX Base Yr



96090 OUT CREEK WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	236,228
TOTAL MARKET OB/XF VALUE	7,054
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	308,282
SOH/AGL Deduction	0
ASSESSED VALUE	308,282
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	308,282
TOTAL JUST VALUE	308,282
NCON VALUE	841
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	297,747

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1124383	CO ISSUED	0	06/21/2011
M16020	H/AC	0	03/01/2011
B24383	NEW CONSTR	217,351	02/01/2011
P14661	OTHER	0	02/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2647/1280	6/13/2023	SW	U	I	11	100
GRANTOR: FKH SFR L LP						
GRANTEE: FKH SFR N LP						
2589/1398	9/01/2022	WD	Q	I	01	362,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: FKH SFR L LP						

BUILDING NOTES

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	594.00	SF	5.20	5.20	100	2011	2011	3	91	2,811	
2	0476	VF 6 SBPL	0	0	0	0	170.00	LF	32.00	32.00	100	2011	2011	3	78	4,243	

BUILDING DIMENSIONS

BAS=[YR=2011;ORIG=0,0] W3 W12 W15 W10 S40 E20 S16 E6 S4 E14 N60 $
FGR=[YR=2011;ORIG=-40,40] S20 E20 N20 W20 $
FOP=[YR=2011;ORIG=-3,0] N10 W12 S10 E12 $
FOP=[YR=2011;ORIG=-20,60] E6 N4 W6 S4 $
PTO=[YR=2021;ORIG=-30,0] E15 N10 W15 S10 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,054

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS