LOT 128
THE HIDEAWAY #2 PB 7/233

FKH SFR N LP
1850 PARKWAY PLACE
MARIETTA, GA 32205

**2025**

**42-2N-27-4370-0128-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

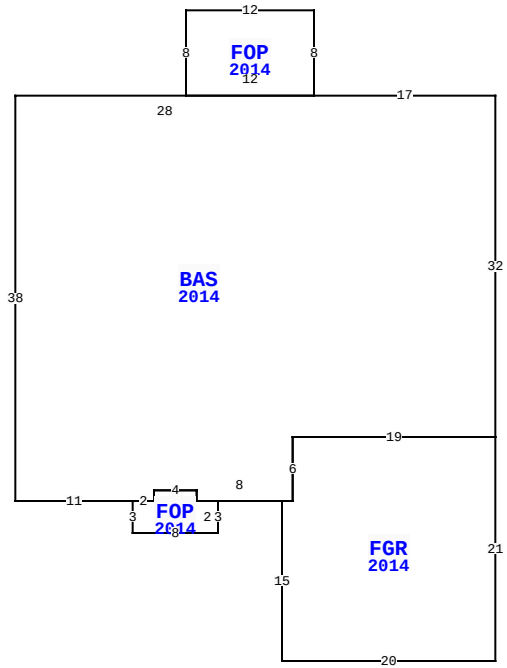
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| 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 | 06 | Quality Level 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4071.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,592 | 100 | 2014 | 1,592 | 191,264 |
| FGR | 414 | 55 | 2014 | 228 | 27,392 |
| FOP | 28 | 30 | 2014 | 8 | 961 |
| FOP | 96 | 30 | 2014 | 29 | 3,484 |
| TOTALS | 2,130 | | | 1,857 | 223,102 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,857 | 125.9986 | 126.00 | 233,982 | 2014 | 2014 | 0 | 0 | 0 | 4.65 | 95.35 |

1 SINGLE FAM – 0% - 2024 Heated Area: 1592 HX Base Yr




86221 VEGAS BLVD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 05/17/2022 NW | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 223,102 |
| TOTAL MARKET OB/XF VALUE | 2,532 |
| TOTAL LAND VALUE - MARKET | 50,000 |
| TOTAL MARKET VALUE | 275,634 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 275,634 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 275,634 |
| TOTAL JUST VALUE | 275,634 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 265,617 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1429121 | CO ISSUED | 0 | 01/07/2015 |
| B1429121 | NEW CONSTR | 197,404 | 07/01/2014 |

### 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 | | | | | | |
| 2581/0022 | 7/27/2022 | WD | U | I | 37 | 346,000 |
| GRANTOR: MEDHAUG TYLER | | | | | | |
| GRANTEE: FKH SFR L LP | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2014] W17 FOP=[YR=2014] N8 W12 S8 E12 $ W28 S38 E11
FOP=[YR=2014] S3 E8 N3 W2 N1 W4 S1 W2 $ E2 N1 E4 S1 E8
FGR=[YR=2014] S15 E20 N21 W19 S6 W1 $ E1 N6 E19 N32 $.

### 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 | 518.00 | SF | 5.20 | 5.20 | 100 | 2014 | 2014 | 3 | 94 | 2,532 | |

### LAND DESCRIPTION

TOTAL OB/XF 2,532

| 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 | 50,000.00 | 50,000.00 | 50,000 | | | | | | | |

REVIEW DATE 11/19/2019 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS