LOT 521
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

FKH SFR M LP
1850 PARKWAY PLACE
MARIETTA, GA 30067

2026

10-2N-26-2010-0521-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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	03	Quality Level 03

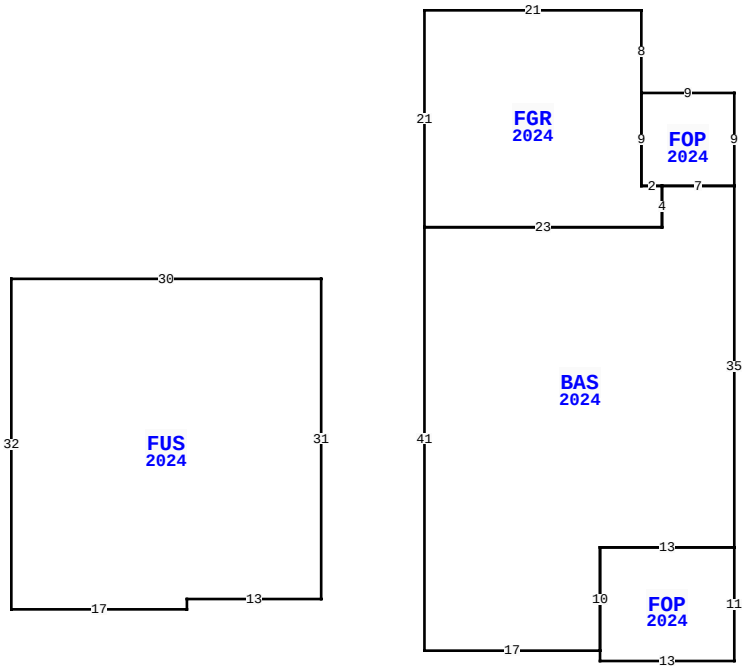
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,128	100	2024	1,128	131,888
FGR	449	55	2024	247	28,880
FOP	81	30	2024	24	2,806
FOP	143	30	2024	43	5,028
FUS	947	100	2024	947	110,726
TOTALS	2,748			2,389	279,327

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,389	111.9160	117.51	280,731	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 0% - 2024 Heated Area: 2075 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2026 MLU
INC DATE		AG DATE	

75153 CHELSEA GARDEN LN, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	279,327
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	67,000
TOTAL MARKET VALUE	346,327
SOH/AGL Deduction	0
ASSESSED VALUE	346,327
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	346,327
TOTAL JUST VALUE	346,327
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	349,767

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011482	CO ISSUED	0	01/27/2023
22011482	NEW CONSTR	334,689	07/27/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2617/0927	1/31/2023	WD	Q	I	01	386,800
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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=40,28] E23 N4 E7 S35 W13 S10 W17 N41 $
FUS=[YR=2024;ORIG=0,33] E30 S31 W13 S1 W17 N32 $
FGR=[YR=2024;ORIG=40,7] E21 S8 S9 E2 S4 W23 N21 $
FOP=[YR=2024;ORIG=70,59] S11 W13 N1 N10 E13 $
FOP=[YR=2024;ORIG=70,24] W7 W2 N9 E9 S9 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0003	PUD	40.00	127.00	1.00	LT		1.00	1.00	1.00	67,000.00	67,000.00	67,000							

REVIEW DATE 04/28/2023 BY KW Total Acres: 0.00 Total Land Value: 67,000 Market: 0 Agricultural: 0 Common: 67,000 PRINTED 07/09/2026 BY SYS