LOT 531
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

FKH SFR M LP
75344 FOX CROSS AVENUE
YULEE, FL 32097

2026

10-2N-26-2010-0531-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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
Quality	03	Quality Level 03

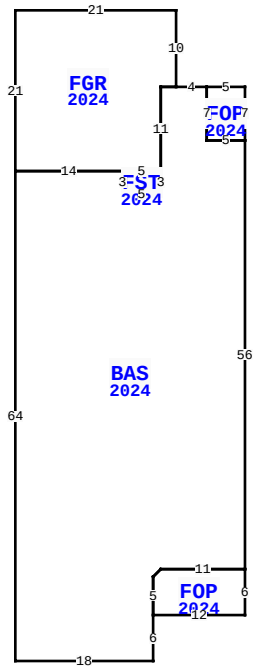
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,848	100	2024	1,848	216,642
FGR	419	55	2024	230	26,964
FOP	35	30	2024	10	1,172
FOP	72	30	2024	22	2,579
FST	15	55	2024	8	938
TOTALS	2,389			2,118	248,295

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,118	112.2100	117.82	249,543	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 0% - 2024 Heated Area: 1848 HX Base Yr



75344 FOX CROSS AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2026 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	248,295
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	67,000
TOTAL MARKET VALUE	315,295
SOH/AGL Deduction	0
ASSESSED VALUE	315,295
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	315,295
TOTAL JUST VALUE	315,295
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	318,147

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010969	CO ISSUED	0	01/27/2023
22010969	NEW CONSTR	297,388	07/19/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2617/0666	1/31/2023	WD	Q	I	01	362,500
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=61,4] E4 S7 E5 S56 W11 D1L1 S5 S6 W18 N64 E14 S3 E5 N3 N11 E2 $
FGR=[YR=2024;ORIG=40,-6] E21 S10 W2 S11 W5 W14 N21 $
FOP=[YR=2024;ORIG=59,67] E11 S6 W12 N5 U1R1 $
FOP=[YR=2024;ORIG=70,11] W5 N7 E5 S7 $
FST=[YR=2024;ORIG=54,15] E5 S3 W5 N3 $
.

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