LOT 532
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

FKH SFR M LP
1850 PARKWAY PLACE SUITE 900
MARIETTA, GA 30067

2026

10-2N-26-2010-0532-0000

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

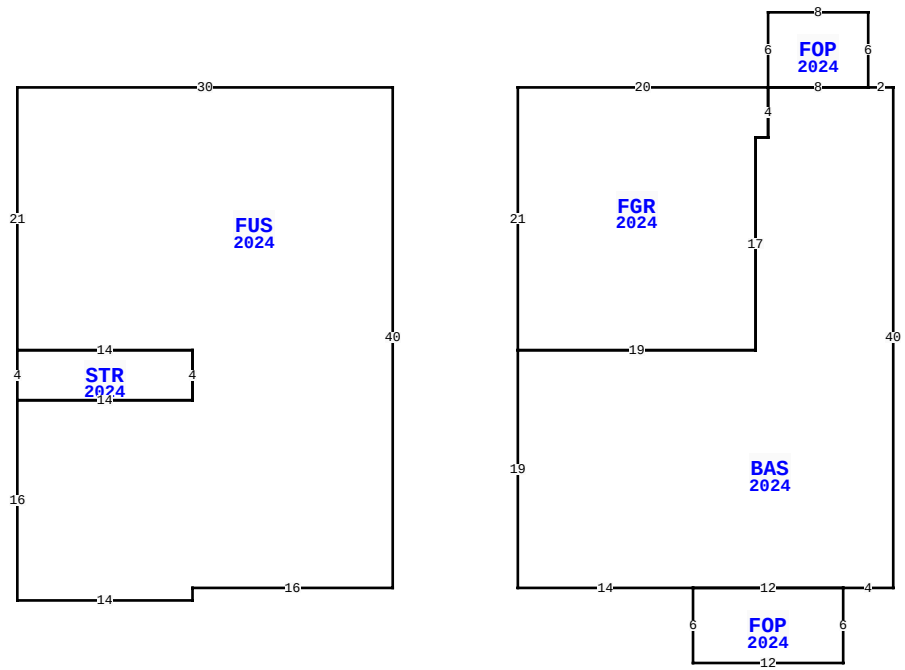
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	797	100	2024	797	94,821
FGR	403	55	2024	222	26,412
FOP	48	30	2024	14	1,666
FOP	72	30	2024	22	2,618
FUS	1,158	100	2024	1,158	137,770
STR	56	10	2024	6	713
TOTALS	2,534			2,219	263,999

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,219	113.8760	119.57	265,326	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 0% - 2024 Heated Area: 1955 HX Base Yr



75352 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	263,999
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	67,000
TOTAL MARKET VALUE	330,999
SOH/AGL Deduction	0
ASSESSED VALUE	330,999
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	330,999
TOTAL JUST VALUE	330,999
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	335,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2212115	CO		04/25/2023
22012115	NEW CONSTR	311,237	08/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2635/1785	4/27/2023	WD	Q	I	01	375,900
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

FUS=[YR=2024;ORIG=0,0] E30 S40 W16 S1 W14 N16 E14 N4 W14 N21 $
BAS=[YR=2024;ORIG=60,0] E8 E2 S40 W4 W12 W14 N19 E19 N17 E1 N4 $
FGR=[YR=2024;ORIG=40,0] E20 S4 W1 S17 W19 N21 $
STR=[YR=2024;ORIG=0,21] E14 S4 W14 N4 $
FOP=[YR=2024;ORIG=54,40] E12 S6 W12 N6 $
FOP=[YR=2024;ORIG=68,0] W8 N6 E8 S6 $
.

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