LOT 8
RIVER GLEN #1 PB 7/263

FKH SFR L LP
1850 PARKWAY PLACE
MARIETTA, GA 30067

2026

11-2N-26-1830-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

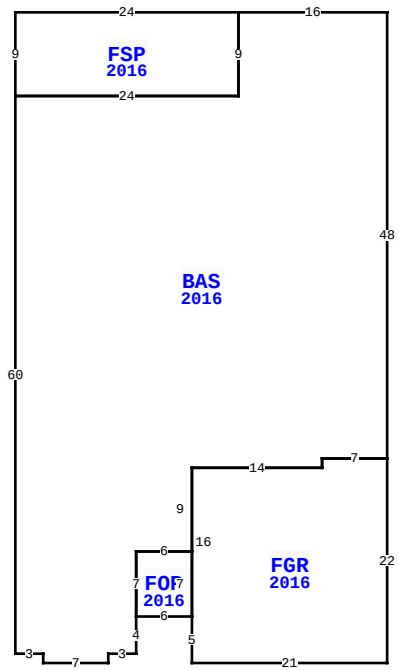
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,058	100	2016	2,058	225,662
FGR	448	55	2016	246	26,974
FOP	42	30	2016	13	1,426
FSP	216	40	2016	86	9,430
TOTALS	2,764			2,403	263,492

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,403	108.7800	114.22	274,471	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM 0% - 2023 Heated Area: 2058 HX Base Yr



65043 RIVER GLEN PKWY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	263,492
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	317,492
SOH/AGL Deduction	0
ASSESSED VALUE	317,492
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	317,492
TOTAL JUST VALUE	317,492
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	311,906

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631640	CO ISSUED	0	04/29/2016
B1631640	NEW CONSTR	254,065	02/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2578/1436	7/14/2022	WD	Q	I	01	400,000
GRANTOR: HORSTDANIEL DAVID & M						
GRANTEE: FKH SFR L LP						
2053/0699	6/15/2016	WD	Q	I	02	220,000
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: HORSTDANIEL DAVID &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W16 FSP=[YR=2016] W24 S9 E24 N9$ S9 W24 S60 E3 S1 E7 N1 E3 N4 FOP=[YR=2016] E6 FGR=[YR=2016] S5 E21 N22 W7 S1 W14 S16$ N7 W6 S7$ N7 E6 N9 E14 N1 E7 N48$.

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	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	54,000.00	54,000.00	54,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS