LOT 176
RIVER GLEN #1 PB 7/263

FKH SFR PROPCO I LP
1850 PARKWAY PLACE STE 900
MARIETTA, GA 30067

2026

11-2N-26-1830-0176-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

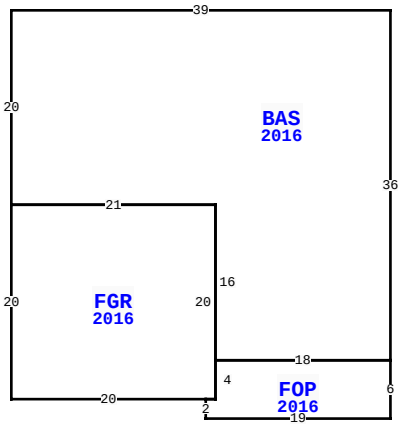
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	

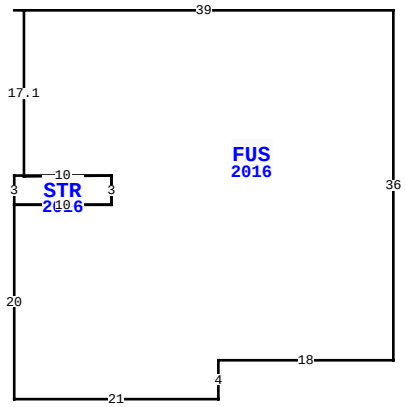
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,068	100	2016	1,068	112,647
FGR	420	55	2016	231	24,365
FOP	110	30	2016	33	3,481
FUS	1,441	100	2016	1,441	151,990
STR	30	10	2016	3	317
TOTALS	3,069			2,776	292,799

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,776	104.6400	109.87	304,999	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM 0% - 2023 Heated Area: 2509 HX Base Yr





65081 LAGOON FOREST DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	292,799
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	346,799
SOH/AGL Deduction	0
ASSESSED VALUE	346,799
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	346,799
TOTAL JUST VALUE	346,799
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	339,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531477	CO ISSUED	0	03/18/2016
B1531477	NEW CONSTR	304,912	11/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2527/1044	1/06/2022	WD	Q	I	01	356,500
GRANTOR: DEVINE JOYCE						
GRANTEE: FKH SFR PROPCO I LP						
2038/0261	4/01/2016	SW	Q	I	01	191,000
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: DEVINE DENNIS J & J						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2016;ORIG=15,0] E39 S36 W18 S4 W21 N20 E10 N3 D0.1L9 U17.1L0 $
BAS=[YR=2016;ORIG=0,0] W39 S20 E21 S16 E18 N36 $
FGR=[YR=2016;ORIG=-39,20] S20 E20 E1 N20 W21 $
FOP=[YR=2016;ORIG=-19,40] S2 E19 N6 W18 S4 W1 $
STR=[YR=2016;ORIG=15,20] E10 N3 W10 S3 $
PTR=[ORIG=0,0] E15 W15 $
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EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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