LOT 100
TIMBER CREEK PLANTATION #1
PB 6/394

FKH SFR L LP
600 GALLERIA PKWY STE 300
ATLANTA, GA 30339

2026

11-2N-26-2050-0100-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

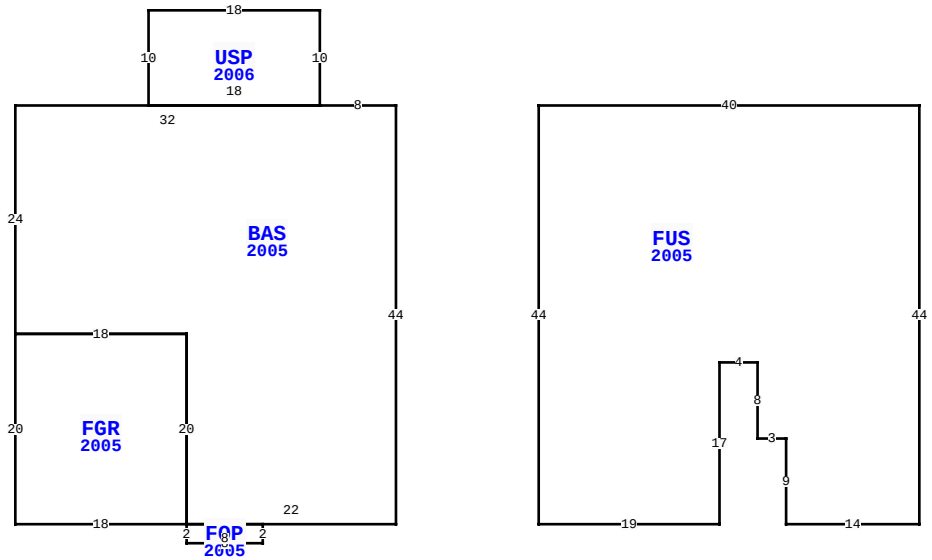
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	2005	1,400	128,407
FGR	360	55	2005	198	18,160
FOP	16	30	2005	5	459
FUS	1,665	100	2005	1,665	152,712
USP	180	30	2006	54	4,953
TOTALS	3,621			3,322	304,690

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,322	97.0600	101.91	338,545	2005	2005	0	0	0	10.00	90.00

1 SINGLE FAM 0% - 2025 Heated Area: 3065 HX Base Yr



76291 LONG LEAF LOOP, 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	304,690
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	358,690
SOH/AGL Deduction	0
ASSESSED VALUE	358,690
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	358,690
TOTAL JUST VALUE	358,690
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	349,742

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14598	ELEC OTHER	2,000	03/01/2005
M09464	MECH OTHER	0	03/01/2005
P09206	OTHER	0	03/01/2005
R07366	REPAIR/RRF	8,000	03/01/2005
B14832	NEW CONSTR	213,490	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2758/151	12/20/2024	SW	U	I	11	100
GRANTOR: FKH TRS L LLC						
GRANTEE: FKH SFR L LP						
2713/1693	5/23/2024	SW	U	I	11	100
GRANTOR: FKH SFR L LP						
GRANTEE: FKH TRS L LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W8 USP=[YR=2006] N10 W18 S10 E18$ W32 S24
FGR=[YR=2005] S20 E18 N20 W18$ E18 S20 FOP=[YR=2005] S2 E8 N2
W8$ E22 N44$ PTR=E15 FUS=[YR=2005] E40 S44 W14 N9 W3 N8 W4
S17 W19 N44$ W15$.

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	54,000.00	54,000.00	54,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS