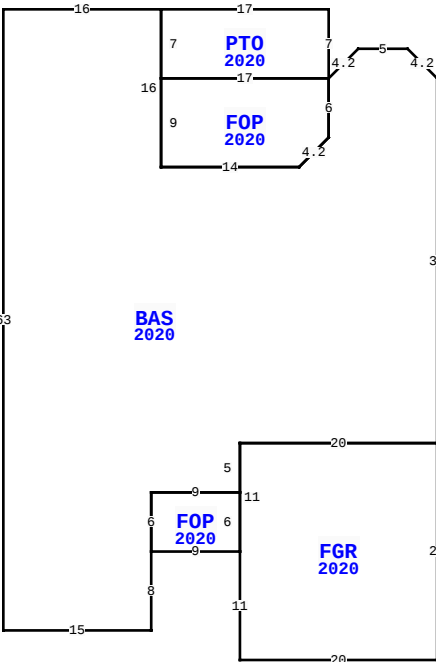


FKH SFR PROPCO I LP
1850 PARKWAY PLACE STE 900
MARIETTA, GA 30067

12-2N-26-1604-0059-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY													
Exterior Wall		10	ABOVE AVG 100		0100	01	2,255	126.2338	132.55	298,900	2020	2020		0	0	2.00	98.00	VALUATION BY		STANDARD											
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM 0% - 2023													Heated Area: 1946		HX Base Yr		Tax Group: 4		Tax Dist:							
Roof Cover		03	COMP SHNGL 100															292,922													
Interior Wall		05	DRYWALL 100															0													
Interior Floo		11	CLAY TILE 70															65,000													
Interior Floo		14	CARPET 30															357,922													
Air Condition		03	CENTRAL 100															0													
Heating Type		04	AIR DUCTED 100															357,922													
Bedrooms			3 100															0													
Bathrooms			2 100															357,922													
Frame		02	WOOD FRAME 100															0													
Stories		1.	1. 100															357,922													
Units		00	0 100		0																										
Occupancy		00	NONE 100		332,213																										
Quality		05	Quality Level 05																												
DOR CODE		0100	SINGLE FAMILY																												
MAP NUM			MKT AREA		05																										
NEIGHBORHOOD/LOC		5015.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,946	100	2020	1,946	252,783																										
FGR	440	55	2020	242	31,435																										
FOP	54	30	2020	16	2,079																										
FOP	149	30	2020	45	5,846																										
PTO	119	5	2020	6	779																										
TOTALS		2,708		2,255	292,922																										
EXTRA FEATURES					85554 RED KNOT WAY, YULEE					BLD DATE				LGL DATE		05/01/2026		MLU													
					XF DATE				LAND DATE				AG DATE																		
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															