

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

29-2N-28-0100-0034-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 100
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo14CARPET 60
Interior Floo11CLAY TILE 40
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100

Bedrooms4100
Bathrooms2100
Frame02WOOD FRAME 100

Stories Units1.
Units1.100
Occupancy00NONE 100

Quality03Quality Level 03
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4144.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE
BAS1,85610020171,856210,466
FGR42055201723126,195
FOP203020176680
USP196302020596,690

TOTALES2,4922,152244,031

MARKET ADJUSTMENTS

TOTAL OB/XF0

REVIEW DATE01/01/2023BYCDDivisionTotal Acres:0.00Total Land Value:85,000Market:0Agricultural:0Common:85,000PRINTED 07/09/2026 BY SYS

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE244,031
TOTAL MARKET OB/XF VALUE0
TOTAL LAND VALUE - MARKET85,000
TOTAL MARKET VALUE329,031
SOH/AGL Deduction0
ASSESSED VALUE329,031
TOTAL EXEMPTION VALUE0
BASE TAXABLE VALUE329,031
TOTAL JUST VALUE329,031
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE321,362

Sales Data

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCDSALE PRICE

2566/08265/25/2022WDUII37453,000

GRANTOR: OPENDOOR PROPERTY TRU

GRANTEE: FKX SFR PROPCO K LP

2556/08564/13/2022WDIUI37409,800

GRANTOR: RODRIGUEZ JOANNE T &

GRANTEE: OPENDOOR PROPERTY T

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W14 USP=[YR=2020] N14 W14 S14 E14\$ W25 S39
FGR=[YR=2017] S20 E21 N1 FOP=[YR=2017] E5 N4 W5 S4\$ N19 W21\$
E21 S15 E5 S5 E13 N59 \$.