LOT 220
HICKORY VILLAGE #4 PB 7/122

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

2026

42-2N-27-435H-0220-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 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	04	Quality Level 04

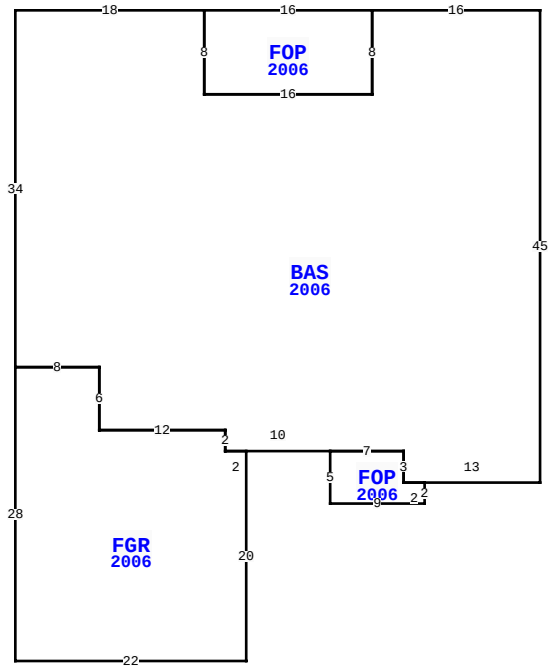
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4047.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,923	100	2006	1,923	210,595
FGR	528	55	2006	290	31,759
FOP	39	30	2006	12	1,314
FOP	128	30	2006	38	4,161
TOTALS	2,618			2,263	247,831

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,263	115.2480	121.01	273,846	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 0% - 2023 Heated Area: 1923 HX Base Yr



86353 SAND HICKORY TRL, YULEE

BLD DATE	03/14/2023	NW	LGL DATE		
XF DATE			LAND DATE	03/27/2026	MLU
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	247,831
TOTAL MARKET OB/XF VALUE	3,080
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	310,911
SOH/AGL Deduction	0
ASSESSED VALUE	310,911
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	310,911
TOTAL JUST VALUE	310,911
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	322,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11507	MECH OTHER	0	05/01/2006
C17529	CO ISSUED	143,362	04/01/2006
B17529	NEW CONSTR	143,362	04/01/2006
E17190	ELEC OTHER	2,000	04/01/2006
P10983	OTHER	0	04/01/2006
R09153	REPAIR/RRF	3,500	04/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2574/0772	5/18/2022	WD	Q	I	01	406,300
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: FKH SFR PROPCO K LP						
2538/0446	2/04/2022	WD	U	I	37	319,200
GRANTOR: DESROCHES STEVEN A JR						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W16 FOP=[YR=2006] W16 S8 E16 N8$ S8 W16 N8 W18 S34 FGR=[YR=2006] S28 E22 N20 W2 N2 W12 N6 W8$ E8 S6 E12 S2 E10 FOP=[YR=2006] S5 E9 N2 W2 N3 W7$ E7 S3 E13 N45$.

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 3,080

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	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS