LOT 63
HIDEAWAY PHASE 1B PBK 8/301

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

2026

42-2N-27-4373-0063-0000

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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

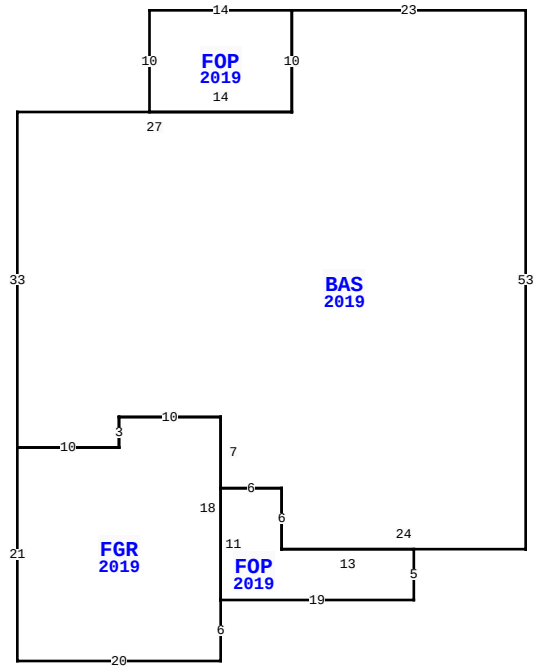
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,114	100	2019	2,114	258,551
FGR	450	55	2019	248	30,331
FOP	131	30	2019	39	4,770
FOP	140	30	2019	42	5,136
TOTALS	2,835			2,443	298,789

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,443	119.4669	125.44	306,450	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 0% - 2023 Heated Area: 2114 HX Base Yr



BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE		LAND DATE	03/27/2026 MLU
INC DATE		AG DATE	

86518 LAZY LAKE CIR, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	298,789
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	353,789
SOH/AGL Deduction	0
ASSESSED VALUE	353,789
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	353,789
TOTAL JUST VALUE	353,789
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	366,666

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011673	SOLAR PANELS	23,060	11/24/2020
19003385	CO ISSUED	0	04/04/2019
19000353	NEW CONSTR	286,712	01/14/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2571/0275	6/13/2022	WD	Q	I	01	415,400
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: FKH SFR PROPCO K LP						
2538/1257	2/07/2022	WD	U	I	37	356,900
GRANTOR: GILSON CHARLES H & CH						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W23 FOP=[YR=2019] W14 S10 E14 N10$ S10 W27 S33
FGR=[YR=2019] S21 E20 N6 FOP=[YR=2019] E19 N5 W13 N6 W6 S11$
N18 W10 S3 W10$ E10 N3 E10 S7 E6 S6 E24 N53$.

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	55,000.00	55,000.00	55,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS