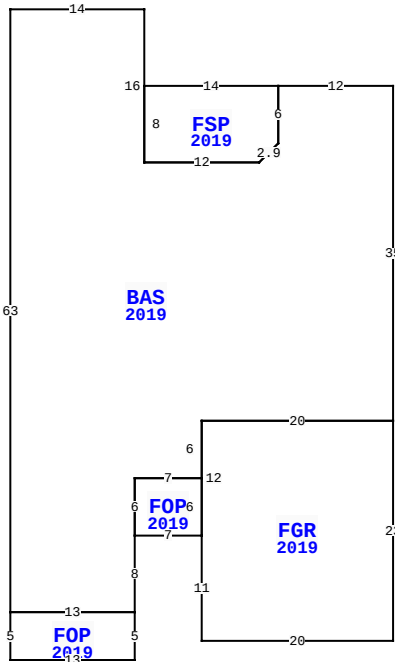


PR AMELIA ISLAND PROPCO LLC
C/O PGIM REAL ESTATE, ATTN FRANCES L FELICE
MADISON, NJ 07940

2023

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	0900	01	2,034	125.5380	149.08	303,229	2019	2019	0	0	0	1.00	99.00	VALUATION BY STANDARD																			
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 0% - 0													Heated Area: 1704										HX Base Yr									
Roof Cover	03	COMP SHNGL 100																																	
Interior Wall	05	DRYWALL 100																																	
Interior Floor	11	CLAY TILE 100																																	
Air Condition	03	CENTRAL 100																																	
Heating Type	04	AIR DUCTED 100																																	
Bedrooms	3	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	01																																
NEIGHBORHOOD/LOC		2039.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	1,704	100	1,704	251,492																															
FGR	460	55	253	37,340																															
FOP	42	30	13	1,919																															
FOP	65	30	20	2,952																															
FSP	110	40	44	6,494																															
TOTALS		2,381	2,034	300,197																															
EXTRA FEATURES					736 LAKESIDE LN, FERNANDINA BEACH										BLD DATE XF DATE INC DATE LGL 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																			
1	0855	CONC PAVER	0	0	0	108.00	SF	10.00	10.00	100	2019	2019	3	99	1,069																				
2	0811	CONCRETE B	0	0	0	560.00	SF	5.20	5.20	100	2019	2019	3	99	2,883																				
3	0810	CONCRETE A	0	0	20	60.00	SF	6.50	6.50	100	2019	2019	3	99	386																				
LAND DESCRIPTION																	TOTAL OB/XF 4,338																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000																		
REVIEW DATE 10/09/2019 BY DJ Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS																																			