



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	PAGE 1 of 1																				
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 SUMMARY																			
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 0% - 0													Heated Area: 1704																			
Roof Cover	03	COMP SHNGL 100														HX Base Yr																			
Interior Wall	05	DRYWALL 100														VALUATION BY																			
Interior Floop	11	CLAY TILE 100														Tax Group: 2										Tax Dist:									
Air Condition	03	CENTRAL 100														BUILDING MARKET VALUE										300,197									
Heating Type	04	AIR DUCTED 100														TOTAL MARKET OB/XF VALUE										4,357									
Bedrooms	3	100														TOTAL LAND VALUE - MARKET										60,000									
Bathrooms	2	100														TOTAL MARKET VALUE										364,554									
Frame	02	WOOD FRAME 100														SOH/AGL Deduction										44,793									
Stories	1.	1. 100														ASSESSED VALUE										319,761									
Units	0	100														TOTAL EXEMPTION VALUE										0									
Occupancy	00	NONE 100														BASE TAXABLE VALUE										319,761									
Quality			04	Quality Level 04												TOTAL JUST VALUE										364,554									
DOR CODE			0100	SINGLE FAMILY												NCON VALUE										0									
MAP NUM			MKT AREA												INCOME VALUE																				
NEIGHBORHOOD/LOC			2039.00												PREVIOUS YEAR MKT VALUE										290,692										
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			717 LAKESIDE TER, FERNANDINA BEACH																																
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	0	108.00	SF	10.00	10.00	100	2019	2019	3	99	1,069																			
2	0811	CONCRETE B	0	0	0	0	560.00	SF	5.20	5.20	100	2019	2019	3	99	2,883																			
3	0810	CONCRETE A	0	0	21	3	63.00	SF	6.50	6.50	100	2019	2019	3	99	405																			
TOTAL OB/XF 4,357																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 10/10/2019 BY DJ Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS																																			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2525/1146	12/23/2021	QC	U	I	11	100
GRANTOR: THE ASPIRE AT AMELIA						
GRANTEE: PR AMELIA ISLAND PR						
2525/1141	12/23/2021	SW	Q	I	05	58,457,800
GRANTOR: THE ASPIRE AT AMELIA						
GRANTEE: PR AMELIA ISLAND PR						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2019] W14 S8 FSP=[YR=2019] W14 S6 D2 R2 E12 N8\$ S8 W12 U2 L2 N6 W12 S35 FGR=[YR=2019] S23 E20 N11 FOP=[YR=2019] E7 N6 W7 S6\$ N12 W20\$ E20 S6 E7 S14 FOP=[YR=2019] S5 E13 N5 W13\$ E13 N63\$.						