

AGI ACQUISITIONS LLC
222 ROBERT ROSE DR
MURFREESBORO, TN 37129

20-2N-28-0000-0001-0110

[illegible]

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PT OR 1953/879
ESMT IN OR 1193/1093
RETIREMENT TRACT FOR

AGI ACQUISITIONS LLC
222 ROBERT ROSE DR
MURFREESBORO, TN 37129

2023

20-2N-28-0000-0001-0110



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		17	CB STUCCO 100		7403	04	65,364	122.8920	153.31	10,020,955	2008	2008	20	0	0	13.00	67.00	VALUATION BY		STANDARD														
Roof Structur		10	STEEL FRME 100		3 ASSIST LIV - 0% - 0										Heated Area: 47303										Tax Group: 8		Tax Dist:							
Roof Cover		03	COMP SHNGL 50																						BUILDING MARKET VALUE		8,037,658							
Roof Cover		04	BUILT-UP 50																						TOTAL MARKET OB/XF VALUE		633,899							
Interior Wall		05	DRYWALL 70																						TOTAL LAND VALUE - MARKET		620,400							
Interior Wall		08	DECORATIVE 30																						TOTAL MARKET VALUE		9,291,957							
Interior Floo		14	CARPET 70																						SOH/AGL Deduction		0							
Interior Floo		11	CLAY TILE 30																						ASSESSED VALUE		9,291,957							
Ceiling		02	F.NOT SUS 100																						TOTAL EXEMPTION VALUE		0							
Air Condition		04	ROOF TOP 100																						BASE TAXABLE VALUE		9,291,957							
Heating Type		04	AIR DUCTED 100																						TOTAL JUST VALUE		9,291,957							
Fixtures			355 100																						NCON VALUE		0							
Frame		03	MASONRY 100																						INCOME VALUE									
Story Height			11 100																						PREVIOUS YEAR MKT VALUE		9,111,733							
RMS			225 100																															
Stories		4.	4. 100																															
Units		00	0 100																															
Occupancy		00	NONE 100																															
Quality		05	Quality Level 05																															
DOR CODE		0600	RETIREMENT HOMES																															
MAP NUM			MKT AREA																															
MAP NUM																																		
NEIGHBORHOOD/LOC			3039.00																															
AREA TYPE			TOTAL GROSS AREA			PCT OF BASE			TOT ADJ AREA			SUBAREA MARKET VALUE																						
BAS			276		100				276			28,350																						
BAS			18,487		100				18,487			1,898,942																						
BAS			18,520		100				18,520			1,902,332																						
FGR			25,675		60				15,405			1,582,366																						
FOP			672		30				202			20,749																						
FOP			672		30				202			20,749																						
FOP			672		30				202			20,749																						
FST			312		50				156			16,024																						
FST			312		50				156			16,024																						
FST			411		50				206			21,160																						
TOTALS			76,910						65,364			6,714,040																						
EXTRA FEATURES										74 OSPREY VILLAGE DR, FERNANDINA BEACH																								

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