



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	08	DECORATIVE 80
Interior Wall	05	DRYWALL 20
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	29	100
Frame	01	TYP WD 100
Story Height	10	100
RMS	21	100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0600	RETIREMENT HOMES

MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,600	100	5,600	549,028
FOP	10	30	3	294
FOP	24	30	7	686
FOP	415	30	124	12,157
FOP	486	30	146	14,314
FST	208	50	104	10,197
FUS	1,944	100	1,944	190,591
KTG	1,286	125	1,608	157,649
UOP	56	20	11	1,079
UOP	113	20	23	2,255
TOTALS	10,383		9,618	942,956

** This building has 11 Sub-Areas

48 OSPREY VILLAGE DR, FERNANDINA BEACH

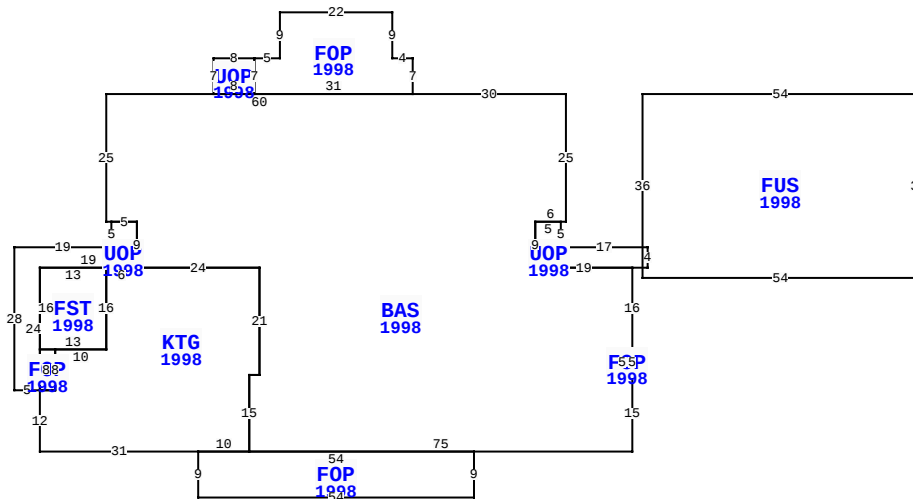
BLD DATE	05/05/2022	KK	LGL DATE	
XF DATE	05/05/2022	KK	LAND DATE	05/05/2022
INC DATE			AG DATE	

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	83	1,660	
2	0803	ASPHALT C	0	0	0	0	15,380.00	SF	2.00	2.00	100	1998	1998	3	50	15,380	
3	0400	CONC CURB	0	0	0	0	411.00	LF	15.00	15.00	100	1998	1998	3	83	5,117	
4	0811	CONCRETE B	0	0	0	0	800.00	SF	5.20	5.20	100	1998	1998	3	77	3,203	
5	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	1998	1998	3	48	2,429	
6	0402	CONC BUMPE	0	0	0	0	22.00	UT	25.00	25.00	100	1998	1998	3	83	457	
7	0810	CONCRETE A	0	0	10	12	120.00	SF	6.50	6.50	100	1998	1998	3	77	601	
8	0446	BOX FNC 6'	0	0	0	0	32.00	LF	20.00	20.00	100	1998	1998	3	20	128	
10	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1998	1998	3	48	288	
11	0383	FREEZER	0	0	8	7	56.00	SF	105.00	105.00	100	1998	1998	3	44	2,587	

LAND DESCRIPTION																
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
1	000600	C	RETIREMENT	0		PUD	0.00	0.00	1.53	AC		1.00	1.00	0.80	150,000.00	120,000.00

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND
0303 04 9,618 99.6930 111.41 1,071,541 1998 1998 0 0 0 12.00 88.00
1 CLUB HOUSE - 0% - 0 Heated Area: 8830 HX Base Yr



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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE		1,356,337
TOTAL MARKET OB/XF VALUE		158,285
TOTAL LAND VALUE - MARKET		183,600
TOTAL MARKET VALUE		1,698,222
SOH/AGL Deduction		251,798
ASSESSED VALUE		1,446,424
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,446,424
TOTAL JUST VALUE		1,698,222
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,323,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009592	ROOF	45,220	07/21/2021
20001798	NEW CONSTR	443,119	07/27/2020
20001891	SWIM POOL	161,000	07/27/2020
B9704366	NEW CONSTR	770,000	10/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1953/0879	12/17/2014	SW	U	I	35
GRANTOR: HEALTH CARE REIT INC					
GRANTEE: AGI ACQUISITIONS LL					
1372/1784	12/09/2005	WD	U	I	19
GRANTOR: FORMATION PROPERTIES					
GRANTEE: HEALTH CARE REIT IN					

BUILDING NOTES

BAS=[YR=1998] W30 FOP=[YR=1998] N7 W4 N9 W22 S9 W5
UOP=[YR=1998] W8 S7 E8 N7 \$ S7 E31 \$ W60 S25 E1
UOP=[YR=1998] S5 W19 S28 E5 FOP=[YR=1998] E3 N8 W3 S8 \$ N24
E19 N9 W5 \$ E5 S9 KTG=[YR=1998] W6FST=[YR=1998] W13 S16 E13
N16 \$ S16 W10 S8 W3 S12 E31 FOP=[YR=1998] S9 E54 N9 W54 \$
E10 N15 E2 N21 W24 \$ E24 S21 W2 S15 E75 N15 FOP=[YR=1998] N5
W2 S5 E2 \$ W2 N5 E2 N16 UOP=[YR=1998] E3 N4 W17 N5 W5 S9 E19
\$ W19 N9 E6 N25 \$ PTR= E15 FUS=[YR=1998] E54 S36 W54 N36 \$
W15 \$.

AGI ACQUISITIONS LLC
222 ROBERT ROSE DRIVE
MURFREESBORO, TN 37129

20-2N-28-0000-0001-0120

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