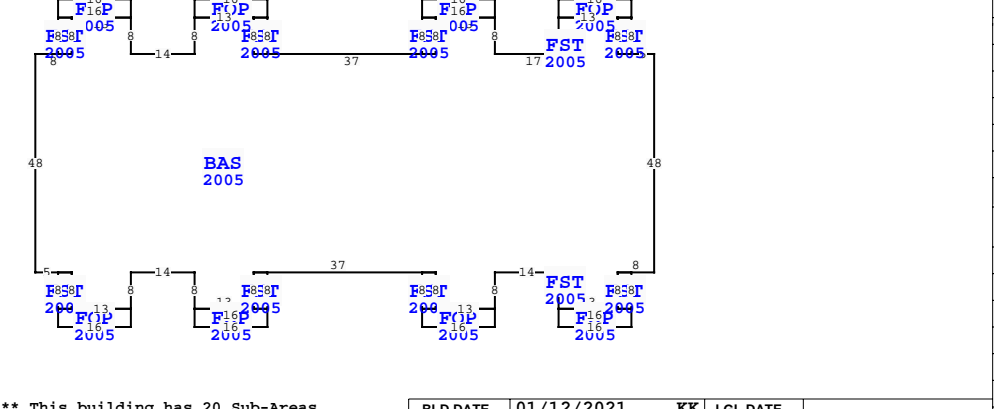


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		16 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0301	03	14,742	101.5590	89.37	1,317,493	2005	2005	0	0	0	8.00	92.00		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 15
VALUATION BY		DIRECT_CAP	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		27,854,995	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		29,951,607	
SOH/AGL Deduction		0	
ASSESSED VALUE		29,951,607	
TOTAL EXEMPTION VALUE		35	
BASE TAXABLE VALUE		3,671,598	
TOTAL JUST VALUE		29,951,607	
NCON VALUE		0	
INCOME VALUE		29,951,607	
PREVIOUS YEAR MKT VALUE		32,485,800	

Quality	03	Quality Level 03		
DOR CODE	0300	MULTI-FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,336	100	7,336	603,169
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FST	12	55	7	576
TOTALS	15,200		14,742	1,212,094



PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010611	RE ROOF	31,000	12/04/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2517/0638	11/15/2021	SW	Q	I	01	43,636,100

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0963	FIRE HYDR	0	0	0	8.00	UT	1,500.00	1,500.00	100	2005	2005	3	100	12,000	
2	1126	CB/STC 8"	0	0	0	156.00	SF	8.00	8.00	100	2005	2005	3	87	1,086	
3	0092	AUTO GATE	0	0	0	2.00	UT	3,500.00	3,500.00	100	2005	2005	3	27	1,890	
4	0462	ST/AL FNC	0	0	0	560.00	SF	10.00	10.00	100	2005	2005	3	44	2,464	
5	0479	VF PICKET	0	0	0	1,007.00	LF	10.00	10.00	100	2005	2005	3	69	6,948	
6	7000	SIGN	0	0	0	282.00	SF	0.00	0.00	100	2005	2005	3	27	0	
7	7000	SIGN	0	0	0	258.00	SF	0.00	0.00	100	2005	2005	3	27	0	
8	0966	FIRE SPRNK	0	0	0	209,098.00	SF	3.00	3.00	100	2005	2005	3	87	545,746	
9	0300	BOAT DCK W	0	0	0	1,447.00	SF	40.00	40.00	100	2005	2005	3	44	25,467	
10	0845	KOOL DECK	0	0	0	1,736.00	SF	7.25	7.25	100	2005	2005	3	87	10,950	

** This building has 20 Sub-Areas		BLD DATE	01/12/2021	KK	LGL DATE	
95150 WOODBRIDGE PKWY, FERNANDINA BEACH		XF DATE	01/12/2021	KK	LAND DATE	01/12/2021
		INC DATE			AG DATE	
TOTAL OB/XF 606,551						

BUILDING NOTES			
GRANTOR: NASSAU CLUB PARTNERS			
GRANTEE: SREIT ENCLAVE ON WO			
1204/0217	1/27/2004	WD Q V	1,269,000
GRANTOR: LIBERTY DEVELOPMENT F			
GRANTEE: NASSAU CLUB PARTNER			

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000300	C	MULTI-FAM	0		RG-1	0.00	0.00	192.00	UT		1.00	1.00	1.00	15,000.00	15,000.00	2,880,000							

REVIEW DATE 01/12/2021 BY KK Total Acres: 0.00 Total Land Value: 2,096,612 Market: 0 Agricultural: 0 Common: 0																								
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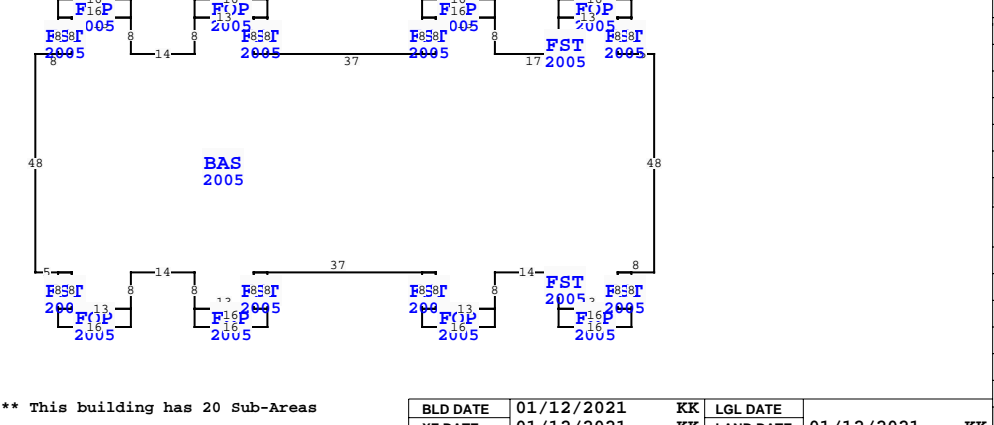
BUILDING DIMENSIONS									
BAS=[YR=2005] W5 FST=[YR=2005] N8W3S8E3\$W3 N8 FOP=[YR=2005] E3N4W16S4E13\$W13S4 FST=[YR=2005] S4E3N4W3\$E3S4 W17N8 FOP=[YR=2005] N4W16S4 E16\$W13 FST=[YR=2005] W3S8E3N8\$S8W37FST=[YR=2005] N8W3S8E3\$W3N8 FOP=[YR=2005] E3N4W16 S4E13\$W13S8W14N8FOP=[YR=2005] N4W16 S4E16\$W13 FST=[YR=2005] W3S8E3N8\$S8 W8S48E5 FST=[YR=2005] S8E3N8W3\$E3S8 FOP=[YR=2005] W3S4E16N4W13\$E13N8E14 S8FOP=[YR=2005] S4E16N4W16\$E13 FST=[YR=2005] E3N8W3S8\$N8E37 FST=[YR=2005] S8E3N8W3\$E3S8 FOP=[YR=2005] W3S4E16N4W13\$E13N8E14 FST=[YR=2005] S4E3N4W3\$E3S4W3S4 FOP=[YR=2005] S4 E16N4W16\$E13 FST=[YR=2005] E3N8W3S8\$ N8E8N48\$ PTR=N30 FUS=[YR=2005] N48W5 N5W16S5W14N3W4N2W12S5W34N5W12									

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		16 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0301	03	14,742	101.5590	89.37	1,317,493	2005	2005	0	0	0	8.00	92.00		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 15
VALUATION BY		DIRECT_CAP	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		27,854,995	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		29,951,607	
SOH/AGL Deduction		0	
ASSESSED VALUE		29,951,607	
TOTAL EXEMPTION VALUE		35	26,280,009
BASE TAXABLE VALUE		3,671,598	
TOTAL JUST VALUE		29,951,607	
NCON VALUE		0	
INCOME VALUE		29,951,607	
PREVIOUS YEAR MKT VALUE		32,485,800	

Quality	03	Quality Level 03		
DOR CODE	0300	MULTI-FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,336	100	7,336	603,169
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FST	12	55	7	576
TOTALS	15,200		14,742	1,212,094



PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2517/0638	11/15/2021	SW	Q	I	01	43,636,100

GRANTOR: NASSAU CLUB PARTNERS
 GRANTEE: SREIT ENCLAVE ON WO
 1204/0217 1/27/2004 WD Q V 1,269,000
 GRANTOR: LIBERTY DEVELOPMENT F
 GRANTEE: NASSAU CLUB PARTNER

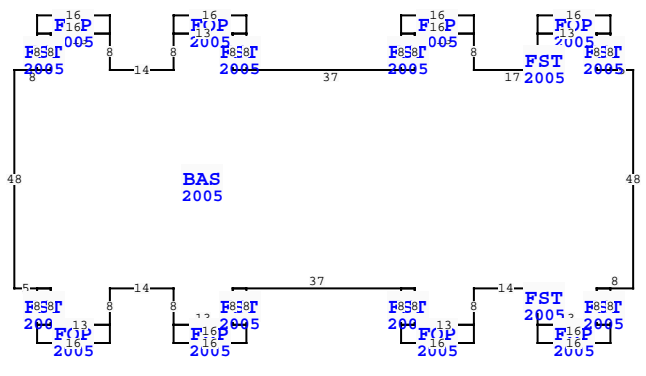
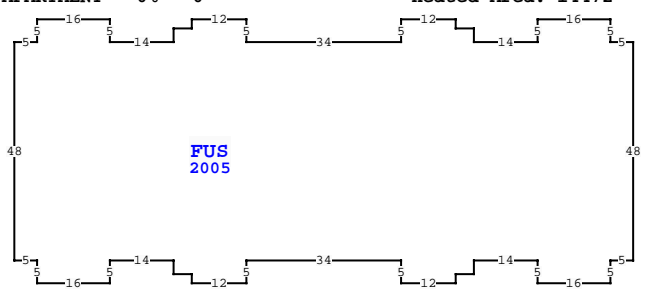
BUILDING DIMENSIONS	
BAS=[YR=2005] W5 FST=[YR=2005] N8W3S8E3\$W3 N8 FOP=[YR=2005] E3N4W16S4E13\$W13S4 FST=[YR=2005] S4E3N4W3\$E3S4 W17N8 FOP=[YR=2005] N4W16S4 E16\$W13 FST=[YR=2005] W3S8E3N8\$S8W37FST=[YR=2005] N8W3S8E3\$W3N8 FOP=[YR=2005] E3N4W16 S4E13\$W13S8W14N8FOP=[YR=2005] N4W16 S4E16\$W13 FST=[YR=2005] W3S8E3N8\$S8 W8S4E8E5 FST=[YR=2005] S8E3N8W3\$E3S8 FOP=[YR=2005] W3S4E16N4W13\$E13N8E14 S8FOP=[YR=2005] S4E16N4W16\$E13 FST=[YR=2005] E3N8W3S8\$N8E37 FST=[YR=2005] S8E3N8W3\$E3S8 FOP=[YR=2005] W3S4E16N4W13\$E13N8E14 FST=[YR=2005] S4E3N4W3\$E3S4W3S4 FOP=[YR=2005] S4 E16N4W16\$E13 FST=[YR=2005] E3N8W3S8\$ N8E8N48\$ PTR=N30 FUS=[YR=2005] N48W5 N5W16S5W14N3W4N2W12S5W34N5W12	

EXTRA FEATURES																
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
11	0648	LIGHTS-AV	0	0	0	28.00	UT	140.00	140.00	100	2005	2005	3	27	1,058	
12	0810	CONCRETE A	0	0	0	377.00	SF	6.50	6.50	100	2005	2005	3	87	2,132	
13	1126	CB/STC 8"	0	0	0	568.00	SF	8.00	8.00	100	2005	2005	3	87	3,953	
14	0855	CONC PAVER	0	0	0	180.00	SF	10.00	10.00	100	2005	2005	3	87	1,566	
15	0350	CARPOT WD	0	0	0	169.00	SF	13.00	13.00	100	2005	2005	3	27	593	
17	0921	CWALL-CC P	0	0	0	194.00	LF	660.00	660.00	100	2005	2005	3	86.5	110,755	
18	0812	CONCRETE C	0	0	0	38,893.00	SF	4.00	4.00	100	2005	2005	3	87	135,348	
19	0400	CONC CURB	0	0	0	3,822.00	LF	15.00	15.00	100	2005	2005	3	90	51,597	
20	0803	ASPHALT C	0	0	0	150,616.00	SF	2.00	2.00	100	2005	2005	3	58	174,715	
21	0972	ST LGHT UN	0	0	0	44.00	UT	2,530.00	2,530.00	100	2005	2005	3	69	76,811	
TOTALS														558,528		

LAND DESCRIPTION														TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		16 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0301	03	14,742	101.5590	89.37	1,317,493	2005	2005	0	0	0	8.00	92.00	
3 APARTMENT - 0% - 0 Heated Area: 14472 HX Base Yr													



Quality	03	Quality Level 03		
DOR CODE	0300	MULTI-FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,336	100	7,336	603,169
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FST	12	55	7	576
TOTALS	15,200		14,742	1,212,094

** This building has 20 Sub-Areas
 95150 WOODBRIDGE PKWY, FERNANDINA BEACH, FL 32035
 BLD DATE 01/12/2021 KK LGL DATE 01/12/2021
 XF DATE 01/12/2021 KK AG DATE 01/12/2021 KK

EXTRA FEATURES																
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
22	0350	CARPOT WD	0	0	0	216.00	SF	13.00	13.00	100	2005	2005	3	27	758	
23	0861	POOL GUNIT	0	0	0	1,214.00	SF	85.00	85.00	100	2005	2005	3	44	45,404	

NASSAU COUNTY PROPERTY				PAGE 3 of 15	4
VALUATION SUMMARY					
VALUATION BY		DIRECT_CAP			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE				27,854,995	
TOTAL MARKET OB/XF VALUE				0	
TOTAL LAND VALUE - MARKET				0	
TOTAL MARKET VALUE				29,951,607	
SOH/AGL Deduction				0	
ASSESSED VALUE				29,951,607	
TOTAL EXEMPTION VALUE		35		26,280,009	
BASE TAXABLE VALUE				3,671,598	
TOTAL JUST VALUE				29,951,607	
NCON VALUE				0	
INCOME VALUE				29,951,607	
PREVIOUS YEAR MKT VALUE				32,485,800	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2517/0638	11/15/2021	SW	Q	I	01	43,636,100

GRANTOR: NASSAU CLUB PARTNERS
 GRANTEE: SREIT ENCLAVE ON WO
 1204/0217 1/27/2004 WD Q V 1,269,000
 GRANTOR: LIBERTY DEVELOPMENT F
 GRANTEE: NASSAU CLUB PARTNER

BUILDING NOTES													

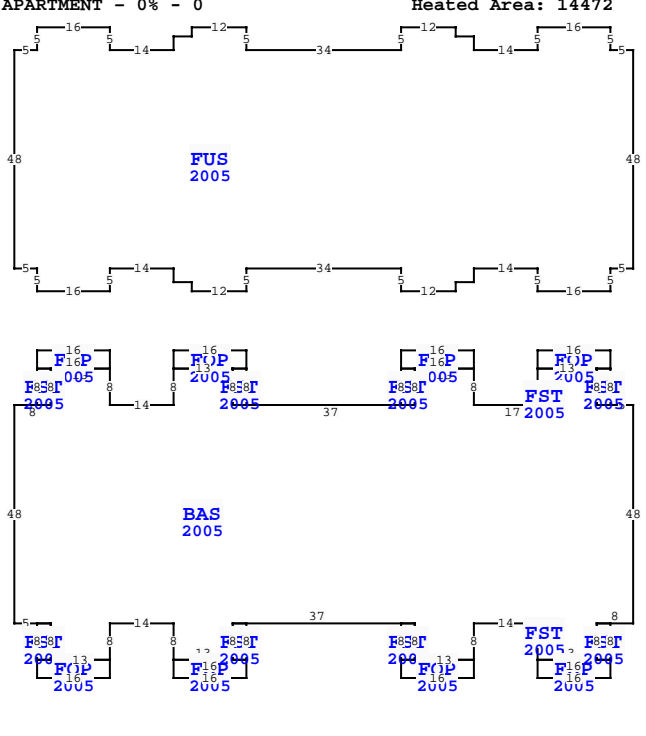
BUILDING DIMENSIONS													
BAS=[YR=2005] W5 FST=[YR=2005] N8W3S8E3\$W3 N8 FOP=[YR=2005] E3N4W16S4E13\$W13S4 FST=[YR=2005] S4E3N4W3\$E3S4 W17N8 FOP=[YR=2005] N4W16S4 E16\$W13 FST=[YR=2005] W3S8E3N8\$S8W37FST=[YR=2005] N8W3S8E3\$W3N8 FOP=[YR=2005] E3N4W16 S4E13\$W13S8W14N8FOP=[YR=2005] N4W16 S4E16\$W13 FST=[YR=2005] W3S8E3N8\$S8 W8S48E5 FST=[YR=2005] S8E3N8W3\$E3S8 FOP=[YR=2005] W3S4E16N4W13\$E13N8E14 S8FOP=[YR=2005] S4E16N4W16\$E13 FST=[YR=2005] E3N8W3S8\$N8E37 FST=[YR=2005] S8E3N8W3\$E3S8 FOP=[YR=2005] W3S4E16N4W13\$E13N8E14 FST=[YR=2005] S4E3N4W3\$E3S4W3S4 FOP=[YR=2005] S4 E16N4W16\$E13 FST=[YR=2005] E3N8W3S8\$ N8E8N48\$ PTR=N30 FUS=[YR=2005] N48W5 N5W16S5W14N3W4N2W12S5W34N5W12													

LAND DESCRIPTION														TOTAL OB/XF													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
46,162																											

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		16 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0301	03	14,742	101.5590	89.37	1,317,493	2005	2005	0	0	0	8.00	92.00		

4 APARTMENT - 0% - 0 Heated Area: 14472 HX Base Yr



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 4 of 15
VALUATION BY		DIRECT_CAP	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			27,854,995
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			29,951,607
SOH/AGL Deduction			0
ASSESSED VALUE			29,951,607
TOTAL EXEMPTION VALUE	35	26,280,009	
BASE TAXABLE VALUE			3,671,598
TOTAL JUST VALUE			29,951,607
NCON VALUE			0
INCOME VALUE			29,951,607
PREVIOUS YEAR MKT VALUE			32,485,800

Quality	03	Quality Level 03		
DOR CODE	0300	MULTI-FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,336	100	7,336	603,169
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FST	12	55	7	576
TOTALS	15,200		14,742	1,212,094

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2517/0638	11/15/2021	SW	Q	I	01	43,636,100

GRANTOR: NASSAU CLUB PARTNERS
 GRANTEE: SREIT ENCLAVE ON WO
 1204/0217 1/27/2004 WD Q V 1,269,000
 GRANTOR: LIBERTY DEVELOPMENT F
 GRANTEE: NASSAU CLUB PARTNER

** This building has 20 Sub-Areas

BLD DATE	01/12/2021	KK	LGL DATE	01/12/2021	KK
XF DATE	01/12/2021	KK	LAND DATE	01/12/2021	KK
INC DATE			AG DATE		

95150 WOODBRIDGE PKWY, FERNANDINA BEACH

EXTRA FEATURES																
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

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2005] W5 FST=[YR=2005] N8W3S8E3\$W3 N8 FOP=[YR=2005] E3N4W16S4E13\$W13S4 FST=[YR=2005] S4E3N4W3\$E3S4 W17N8 FOP=[YR=2005] N4W16S4 E16\$W13 FST=[YR=2005] W3S8E3N8\$S8W37FST=[YR=2005] N8W3S8E3\$W3N8 FOP=[YR=2005] E3N4W16 S4E13\$W13S8W14N8FOP=[YR=2005] N4W16 S4E16\$W13 FST=[YR=2005] W3S8E3N8\$S8 W8S48E5 FST=[YR=2005] S8E3N8W3\$E3S8 FOP=[YR=2005] W3S4E16N4W13\$E13N8E14 S8FOP=[YR=2005] S4E16N4W16\$E13 FST=[YR=2005] E3N8W3S8\$N8E37 FST=[YR=2005] S8E3N8W3\$E3S8 FOP=[YR=2005] W3S4E16N4W13\$E13N8E14 FST=[YR=2005] S4E3N4W3\$E3S4W3S4 FOP=[YR=2005] S4 E16N4W16\$E13 FST=[YR=2005] E3N8W3S8\$ N8E8N48\$ PTR=N30 FUS=[YR=2005] N48W5 N5W16S5W14N3W4N2W12S5W34N5W12									

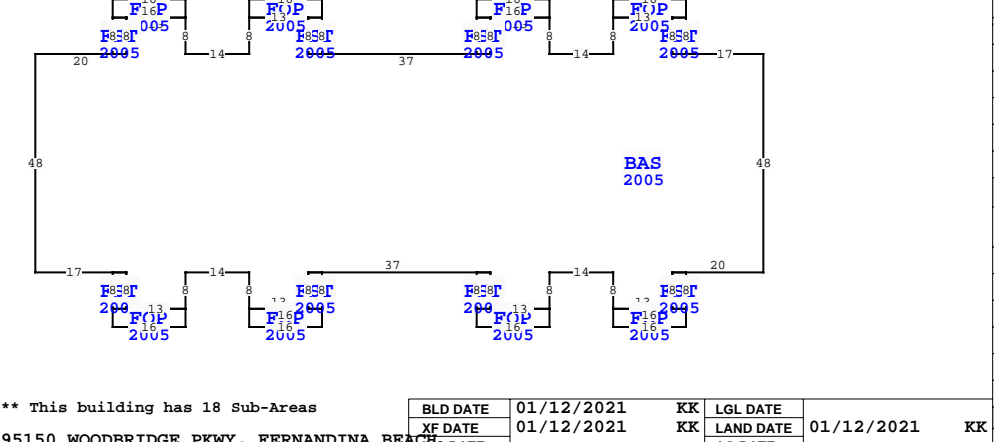
LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Story Height	0 100
RMS	0 100
Units	16 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0301	03	17,064	101.5590	89.37	1,525,010	2005	2005	0	0	0	8.00	92.00		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 5 of 15
VALUATION BY		DIRECT_CAP	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			27,854,995
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			29,951,607
SOH/AGL Deduction			0
ASSESSED VALUE			29,951,607
TOTAL EXEMPTION VALUE	35	26,280,009	
BASE TAXABLE VALUE			3,671,598
TOTAL JUST VALUE			29,951,607
NCON VALUE			0
INCOME VALUE			29,951,607
PREVIOUS YEAR MKT VALUE			32,485,800

Quality	03 Quality Level 03			
DOR CODE	0300MULTI-FAMILY			
MAP NUM	MKT AREA 04			
NEIGHBORHOOD/LOC	4005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,512	100	8,512	699,860
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FST	24	55	13	1,069
TOTALS	17,512		17,064	1,403,009



PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2517/0638	11/15/2021	SW	Q	I	01	43,636,100

GRANTOR: NASSAU CLUB PARTNERS
 GRANTEE: SREIT ENCLAVE ON WO
 1204/0217 1/27/2004 WD Q V 1,269,000
 GRANTOR: LIBERTY DEVELOPMENT F
 GRANTEE: NASSAU CLUB PARTNER

BUILDING NOTES
BAS=[YR=2005] W17FST=[YR=2005] N8W3S8E3\$W3 N8FOP=[YR=2005] E3N4W16S4E13\$W13S8 W14N8FOP=[YR=2005] N4W16S4E16\$W13 FST=[YR=2005] W3S8E3N8\$S8W37 FST=[YR=2005] N8W3S8E3\$W3N8FOP=[YR=2005] E3N4W16S4E13\$W13S8W14N8 FOP=[YR=2005] N4W16S4E16\$W13FST=[YR=2005] W3S8E3N8\$S8W20S48 E17FST=[YR=2005] S8E3N8W3\$E3S8FOP=[YR=2005] W3S4E16N4 W13\$E13N8E14S8FOP=[YR=2005] S4E16N4 W16\$E13FST=[YR=2005] E3N8W3S8\$N8E37 FST=[YR=2005] S8E3N8W3\$E3S8FOP=[YR=2005] W3S4E16N4W13\$E13N8E14S8 FOP=[YR=2005] S4E16N4W16\$E13FST=[YR=2005] E3N8W3S8\$N8E20N48\$ PTR=N30 FUS=[YR=2005] N48W17N5W16S5W14N3W4N2 W12S5W34 N5W12S2W4S3W14N5W16S5 W17S48 E17S5E16N5E14S5E16N5E34

EXTRA FEATURES																
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

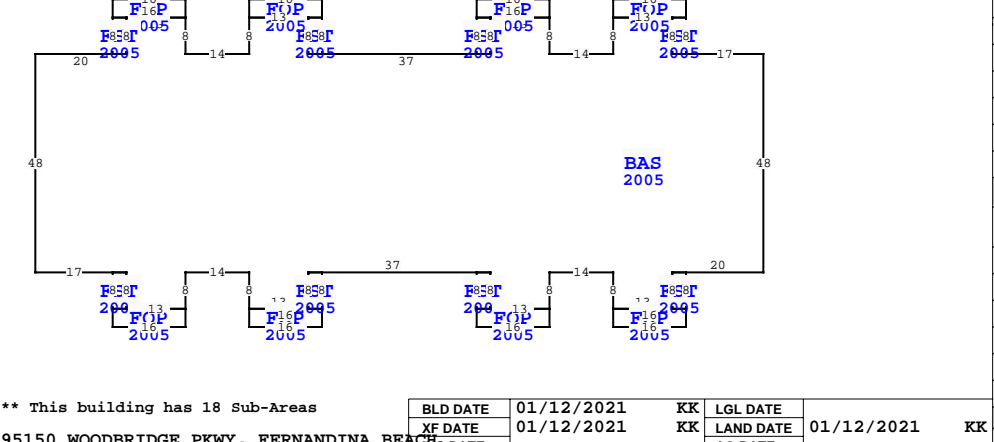
LAND DESCRIPTION														TOTAL OB/XF													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		16 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0301	03	17,064	101.5590	89.37	1,525,010	2005	2005	0	0	0	8.00	92.00		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 6 of 15
VALUATION BY		DIRECT_CAP	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			27,854,995
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			29,951,607
SOH/AGL Deduction			0
ASSESSED VALUE			29,951,607
TOTAL EXEMPTION VALUE	35	26,280,009	
BASE TAXABLE VALUE			3,671,598
TOTAL JUST VALUE			29,951,607
NCON VALUE			0
INCOME VALUE			29,951,607
PREVIOUS YEAR MKT VALUE			32,485,800

Quality	03	Quality Level 03		
DOR CODE	0300	MULTI-FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,512	100	8,512	699,860
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FST	24	55	13	1,069
TOTALS	17,512		17,064	1,403,009



PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2517/0638	11/15/2021	SW	Q	I	01	43,636,100

GRANTOR: NASSAU CLUB PARTNERS
 GRANTEE: SREIT ENCLAVE ON WO
 1204/0217 1/27/2004 WD Q V 1,269,000
 GRANTOR: LIBERTY DEVELOPMENT F
 GRANTEE: NASSAU CLUB PARTNER

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

TOTAL OB/XF																
0																

BUILDING NOTES													
BAS=[YR=2005] W17FST=[YR=2005] N8W3S8E3\$W3 N8FOP=[YR=2005] E3N4W16S4E13\$W13S8 W14N8FOP=[YR=2005] N4W16S4E16\$W13 FST=[YR=2005] W3S8E3N8\$S8W37 FST=[YR=2005] N8W3S8E3\$W3N8FOP=[YR=2005] E3N4W16S4E13\$W13S8W14N8 FOP=[YR=2005] N4W16S4E16\$W13FST=[YR=2005] W3S8E3N8\$S8W20S48 E17FST=[YR=2005] S8E3N8W3\$E3S8FOP=[YR=2005] W3S4E16N4 W13\$E13N8E14S8FOP=[YR=2005] S4E16N4 W16\$E13FST=[YR=2005] E3N8W3S8\$N8E37 FST=[YR=2005] S8E3N8W3\$E3S8FOP=[YR=2005] W3S4E16N4W13\$E13N8E14S8 FOP=[YR=2005] S4E16N4W16\$E13FST=[YR=2005] E3N8W3S8\$N8E20N48\$ PTR=N30 FUS=[YR=2005] N48W17N5W16S5W14N3W4N2 W12S5W34 N5W12S2W4S3W14N5W16S5 W17S48 E17S5E16N5E14S5E16N5E34													

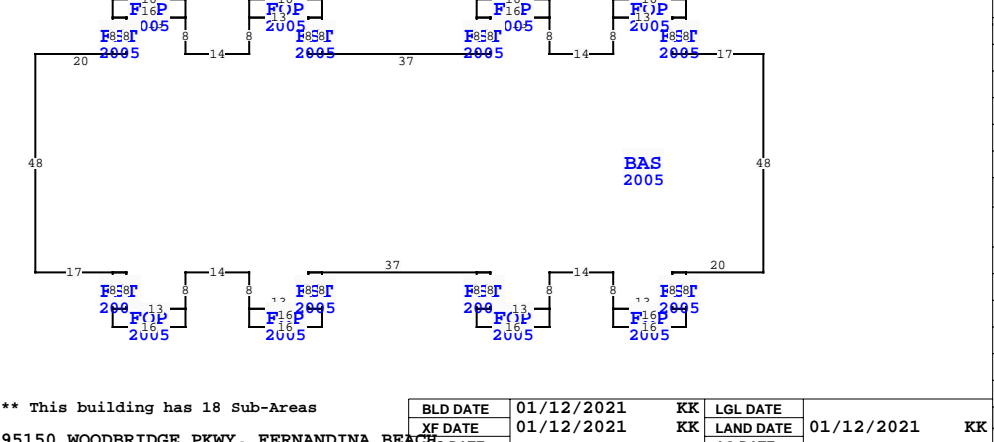
LAND DESCRIPTION														TOTAL OB/XF													
														0													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Story Height	0 100
RMS	0 100
Units	16 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0301	03	17,064	101.5590	89.37	1,525,010	2005	2005	0	0	0	8.00	92.00		

NASSAU COUNTY PROPERTY		PAGE 7 of 15	4
VALUATION SUMMARY			
VALUATION BY		DIRECT_CAP	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		27,854,995	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		29,951,607	
SOH/AGL Deduction		0	
ASSESSED VALUE		29,951,607	
TOTAL EXEMPTION VALUE		35	26,280,009
BASE TAXABLE VALUE		3,671,598	
TOTAL JUST VALUE		29,951,607	
NCON VALUE		0	
INCOME VALUE		29,951,607	
PREVIOUS YEAR MKT VALUE		32,485,800	

Quality	03 Quality Level 03			
DOR CODE	0300MULTI-FAMILY			
MAP NUM	MKT AREA	04		
NEIGHBORHOOD/LOC	4005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,512	100	8,512	699,860
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FST	24	55	13	1,069
TOTALS	17,512		17,064	1,403,009



PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2517/0638	11/15/2021	SW	Q	I	01	43,636,100

GRANTOR: NASSAU CLUB PARTNERS
 GRANTEE: SREIT ENCLAVE ON WO
 1204/0217 1/27/2004 WD Q V 1,269,000
 GRANTOR: LIBERTY DEVELOPMENT F
 GRANTEE: NASSAU CLUB PARTNER

BUILDING NOTES
BAS=[YR=2005] W17FST=[YR=2005] N8W3S8E3S3W3 N8FOP=[YR=2005] E3N4W16S4E13S3W13S8 W14N8FOP=[YR=2005] N4W16S4E16S3W13 FST=[YR=2005] W3S8E3N8S8W37 FST=[YR=2005] N8W3S8E3S3W3N8FOP=[YR=2005] E3N4W16S4E13S3W13S8W14N8 FOP=[YR=2005] N4W16S4E16S3W13FST=[YR=2005] W3S8E3N8S8W20S48 E17FST=[YR=2005] S8E3N8W3S3E3S8FOP=[YR=2005] W3S4E16N4 W13S4E13N8E14S8FOP=[YR=2005] S4E16N4 W16S4E13FST=[YR=2005] E3N8W3S8N8E37 FST=[YR=2005] S8E3N8W3S3E3S8FOP=[YR=2005] W3S4E16N4W13S4E13N8E14S8 FOP=[YR=2005] S4E16N4W16S4E13FST=[YR=2005] E3N8W3S8N8E20N48S PTR=N30 FUS=[YR=2005] N48W17N5W16S5W14N3W4N2 W12S5W34 N5W12S2W4S3W14N5W16S5 W17S48 E17S5E16N5E14S5E16N5E34

EXTRA FEATURES																
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

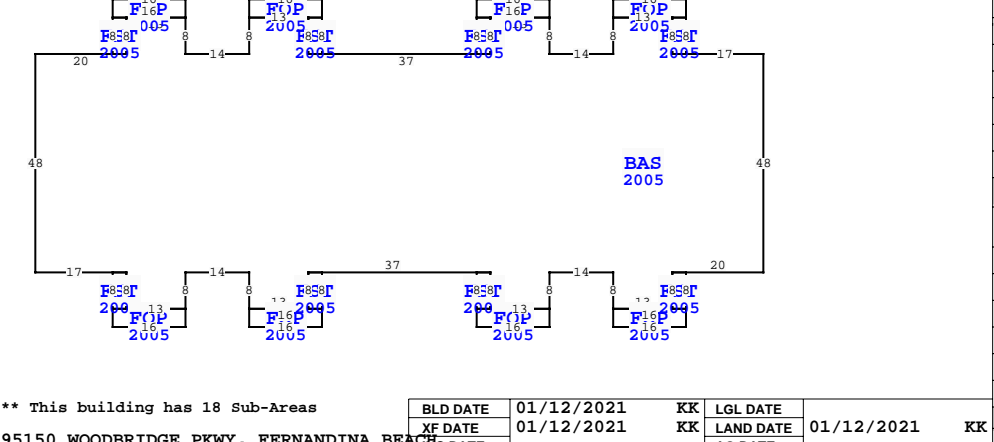
LAND DESCRIPTION														TOTAL OB/XF													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Story Height	0 100
RMS	0 100
Units	16 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0301	03	17,064	101.5590	89.37	1,525,010	2005	2005	0	0	0	8.00	92.00		

NASSAU COUNTY PROPERTY		PAGE 8 of 15	4
VALUATION SUMMARY			
VALUATION BY		DIRECT_CAP	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		27,854,995	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		29,951,607	
SOH/AGL Deduction		0	
ASSESSED VALUE		29,951,607	
TOTAL EXEMPTION VALUE		35	
BASE TAXABLE VALUE		3,671,598	
TOTAL JUST VALUE		29,951,607	
NCON VALUE		0	
INCOME VALUE		29,951,607	
PREVIOUS YEAR MKT VALUE		32,485,800	

Quality	03 Quality Level 03			
DOR CODE	0300MULTI-FAMILY			
MAP NUM	MKT AREA 04			
NEIGHBORHOOD/LOC	4005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,512	100	8,512	699,860
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FOP	64	30	19	1,562
FST	24	55	13	1,069
TOTALS	17,512		17,064	1,403,009



PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2517/0638	11/15/2021	SW	Q	I	01	43,636,100

GRANTOR: NASSAU CLUB PARTNERS
 GRANTEE: SREIT ENCLAVE ON WO
 1204/0217 1/27/2004 WD Q V 1,269,000
 GRANTOR: LIBERTY DEVELOPMENT F
 GRANTEE: NASSAU CLUB PARTNER

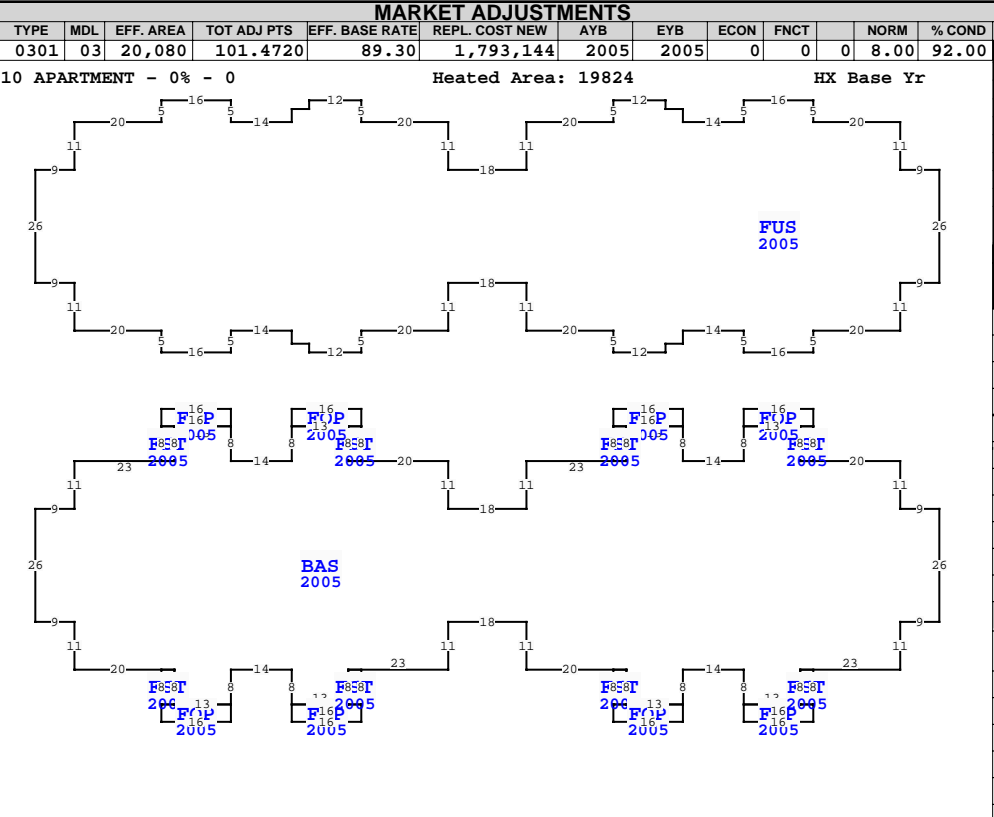
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

TOTAL OB/XF														0										
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

BUILDING NOTES	
BAS=[YR=2005] W17FST=[YR=2005] N8W3S8E3\$W3 N8FOP=[YR=2005] E3N4W16S4E13\$W13S8 W14N8FOP=[YR=2005] N4W16S4E16\$W13 FST=[YR=2005] W3S8E3N8\$S8W37 FST=[YR=2005] N8W3S8E3\$W3N8FOP=[YR=2005] E3N4W16S4E13\$W13S8W14N8 FOP=[YR=2005] N4W16S4E16\$W13FST=[YR=2005] W3S8E3N8\$S8W20S48 E17FST=[YR=2005] S8E3N8W3\$E3S8FOP=[YR=2005] W3S4E16N4 W13\$E13N8E14S8FOP=[YR=2005] S4E16N4 W16\$E13FST=[YR=2005] E3N8W3S8\$N8E37 FST=[YR=2005] S8E3N8W3\$E3S8FOP=[YR=2005] W3S4E16N4W13\$E13N8E14S8 FOP=[YR=2005] S4E16N4W16\$E13FST=[YR=2005] E3N8W3S8\$N8E20N48\$ PTR=N30 FUS=[YR=2005] N48W17N5W16S5W14N3W4N2 W12S5W34 N5W12S2W4S3W14N5W16S5 W17S48 E17S5E16N5E14S5E16N5E34	

LAND DESCRIPTION		TOTAL OB/XF																							
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	

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		16 100



NASSAU COUNTY PROPERTY PAGE 10 of 15

VALUATION SUMMARY		
VALUATION BY		DIRECT_CAP
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		27,854,995
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		29,951,607
SOH/AGL Deduction		0
ASSESSED VALUE		29,951,607
TOTAL EXEMPTION VALUE	35	26,280,009
BASE TAXABLE VALUE		3,671,598
TOTAL JUST VALUE		29,951,607
NCON VALUE		0
INCOME VALUE		29,951,607
PREVIOUS YEAR MKT VALUE		32,485,800

Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	10,024	100
FOP	64	30
FOP	64	30
FOP	64	30
FOP	64	30
FOP	64	30
FOP	64	30
FOP	64	30
FOP	64	30
FOP	64	30
FOP	64	30
FST	24	55
TOTALS	20,528	20,080
		1,649,692

** This building has 18 Sub-Areas

BLD DATE	01/12/2021	KK	LGL DATE	
XF DATE	01/12/2021	KK	LAND DATE	01/12/2021
INC DATE			AG DATE	

95150 WOODBRIDGE PKWY, FERNANDINA BEACH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2517/0638	11/15/2021	SW	Q	I	01	43,636,100

GRANTOR: NASSAU CLUB PARTNERS
 GRANTEE: SREIT ENCLAVE ON WO
 1204/0217 1/27/2004 WD Q V 1,269,000
 GRANTOR: LIBERTY DEVELOPMENT F
 GRANTEE: NASSAU CLUB PARTNER

EXTRA FEATURES

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W20FST=[YR=2005] N8W3S8E3\$W3 N8FOP=[YR=2005] E3N4W16S4E13\$W13S8 W14N8FOP=[YR=2005] N4W16S4E16\$W13
 FST=[YR=2005] W3S8E3N8\$S8W23S11W18 N11W20FST=[YR=2005] N8W3S8E3\$W3N8 FOP=[YR=2005] E3N4W16S4E13\$W13S8W14
 N8FOP=[YR=2005] N4W16S4E16\$W13 FST=[YR=2005] W3S8E3N8\$S8W23S11W9S26 E9S11E20FST=[YR=2005] S8E3N8W3\$E3S8
 FOP=[YR=2005] W3S4E16N4W13\$E13N8E14 S8FOP=[YR=2005] S4E16N4W16\$E13 FST=[YR=2005] E3N8W3S8\$N8E23N11 E18
 S11E20FST=[YR=2005] E3S8W3N8\$E3S8 FOP=[YR=2005] W3S4E16N4W13\$E13N8E14 S8FOP=[YR=2005] S4E16N4W16\$E13
 FST=[YR=2005] E3N8W3S8\$N8E23N11E9N26 W9N11\$ PTR=N30
 FUS=[YR=2005] N11E9 N26W9N11W20N5W16S5W14N3W4N2W12

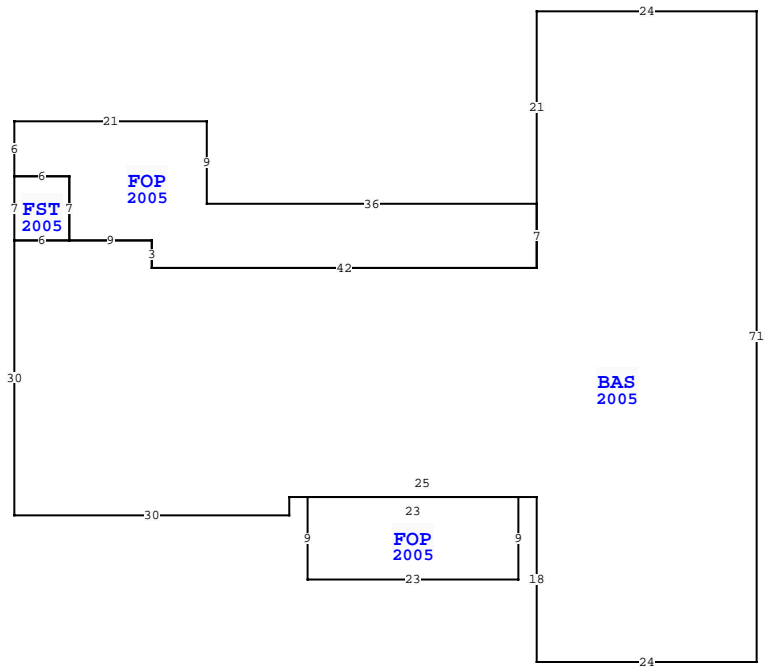
LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	12 100
Frame	02 WOOD FRAME 100
Story Height	10 100
RMS	10 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0303	04	3,467	118.0660	131.94	457,436	2005	2005	0	0	0	8.00	92.00

14 CLUB HOUSE - 0% - 0 Heated Area: 3234 HX Base Yr



Quality	03 Quality Level 03			
DOR CODE	0300 MULTI-FAMILY			
MAP NUM	MKT AREA 04			
NEIGHBORHOOD/LOC	4005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,234	100	3,234	392,558
FOP	207	30	62	7,526
FOP	501	30	150	18,208
FST	42	50	21	2,549
TOTALS	3,984		3,467	420,841

NASSAU COUNTY PROPERTY		PAGE 14 of 15	4
VALUATION SUMMARY			
VALUATION BY			DIRECT_CAP
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		27,854,995	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		29,951,607	
SOH/AGL Deduction		0	
ASSESSED VALUE		29,951,607	
TOTAL EXEMPTION VALUE	35	26,280,009	
BASE TAXABLE VALUE		3,671,598	
TOTAL JUST VALUE		29,951,607	
NCON VALUE		0	
INCOME VALUE		29,951,607	
PREVIOUS YEAR MKT VALUE		32,485,800	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2517/0638	11/15/2021	SW	Q	I	01	43,636,100
GRANTOR: NASSAU CLUB PARTNERS						
GRANTEE: SREIT ENCLAVE ON WO						
1204/0217	1/27/2004	WD	Q	V		1,269,000
GRANTOR: LIBERTY DEVELOPMENT F						
GRANTEE: NASSAU CLUB PARTNER						

EXTRA FEATURES																
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

95150 WOODBRIDGE PKWY, FERNANDINA BEACH	BLD DATE	01/12/2021	KK	LGL DATE	
	XF DATE	01/12/2021	KK	LAND DATE	01/12/2021
	INC DATE			AG DATE	

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2005] W24S21FOP=[YR=2005] W36N9W21												
S6E6S7E9S3E42N7SS7W42N3W9 FST=[YR=2005] N7W6S7E6S6S30E30N2E2												
FOP=[YR=2005] S9E23N9W23SE25S18E24 N71S.												

LAND DESCRIPTION													TOTAL OB/XF												
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	

