

BW AMELIA LLC
C/O BEACHWOLD PARTNERS LP, 192 LEXINGTON AVE STE 901
NEW YORK, NY 10016

37-2N-27-0000-0001-0110

REVIEW DATE 04/08/2022 BY KK Total Acres: 0.00 Total Land Value: 2,934,377 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

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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		0302	03	25,607	119.4720	213.26	5,460,949	2015	2015	0	0	0	3.00	97.00	VALUATION BY					DIRECT_CAP																						
Roof Structur		04	WOOD TRUSS 100		7 APART/LUX - 0% - 0										Heated Area: 24118										HX Base Yr										Tax Group: 4					Tax Dist:					
Roof Cover		03	COMP SHNGL 100																																55,753,167										
Interior Wall		05	DRYWALL 100																																TOTAL MARKET OB/XF VALUE					0					
Interior Floo		14	CARPET 80																																TOTAL LAND VALUE - MARKET					0					
Interior Floo		07	CORK/VTILE 20																																TOTAL MARKET VALUE					58,687,544					
Air Condition		03	CENTRAL 100																																SOH/AGL Deduction					11,237,875					
Heating Type		04	AIR DUCTED 100																																ASSESSED VALUE					47,449,669					
Bedrooms			2 100																																TOTAL EXEMPTION VALUE					0					
Bathrooms			2 100																																BASE TAXABLE VALUE					47,449,669					
Frame		02	WOOD FRAME 100																																TOTAL JUST VALUE					58,687,544					
Story Height			10 100																																NCON VALUE					0					
RMS			0 100																																INCOME VALUE					58,687,544					
Units			24 100																																PREVIOUS YEAR MKT VALUE					43,136,063					
Quality		05	Quality Level 05																																										
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	22,524	100	22,524	4,659,364																																									
CAN	1,578	30	473	97,846																																									
FEP	1,992	80	1,594	329,738																																									
FSP	1,620	55	891	184,315																																									
FST	216	55	119	24,617																																									
PTO	120	5	6	1,242																																									
TOTALS		28,050		25,607	5,297,121																																								
EXTRA FEATURES					86016 CHRISTIAN WAY, YULEE										BLD DATE		04/08/2022		KK		LGL DATE				04/08/2022		KK																		
															XF DATE		04/08/2022		KK		LAND DATE																								
															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																													
61	0803	ASPHALT C	0	0	0	0	SF	2.00	2.00	100	2016	2016	3	80	8,827																														
62	0812	CONCRETE C	0	0	0	0	SF	4.00	4.00	100	2016	2016	3	97	12,734																														
63	0462	ST/AL FNC	0	0	0	0	SF	10.00	10.00	100	2016	2016	3	84	4,334																														
64	0819	CONC 12"	0	0	0	0	SF	9.50	9.50	100	2016	2016	3	97	479																														
65	0400	CONC CURB	0	0	0	0	LF	15.00	15.00	100	2016	2016	3	98	3,513																														
66	0803	ASPHALT C	0	0	0	0	SF	2.00	2.00	100	2016	2016	3	80	16,378																														
67	0812	CONCRETE C	0	0	206	5	SF	4.00	4.00	100	2016	2016	3	97	3,996																														
68	0803	ASPHALT C	0	0	125	24	SF	2.00	2.00	100	2016	2016	3	80	4,800																														
69	0400	CONC CURB	0	0	0	0	LF	15.00	15.00	100	2016	2016	3	98	2,896																														
70	0400	CONC CURB	0	0	0	0	LF	15.00	15.00	100	2016	2016	3	98	4,190																														
LAND DESCRIPTION					TOTAL OB/XF										62,147																														
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																					
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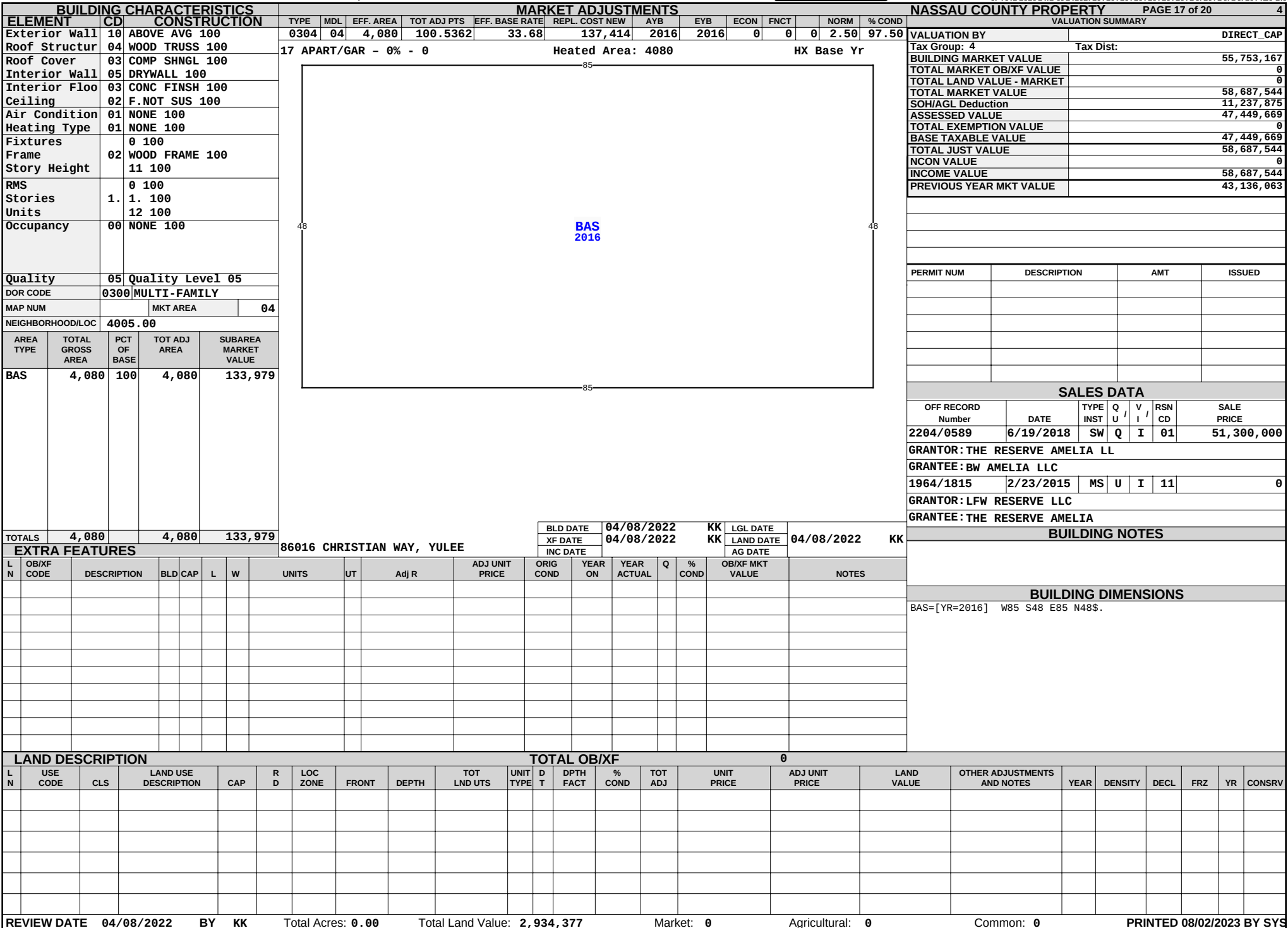
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