

PR AMELIA ISLAND PROPCO LLC
C/O PGIM REAL ESTATE, ATTN FRANCES L FELICE
MADISON, NJ 07940

2024



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo11CLAY TILE 70

Interior Floo14CARPET 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories Units1. 1. 100
0 100

Occupancy00NONE 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC2039.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,7371001,737259,910

FGR4605525337,857

FOP4230131,945

FSP11040446,584

TOTALS2,3492,047306,296

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10855CONC PAVER0000120.00SF10.0010.00100201920193981,176

20810CONCRETE A0000384.00SF6.506.50100201920193982,446

30810CONCRETE A00020360.00SF6.506.5010020192019398382

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPED TDPTH FACT% CONDTOT ADJUNIT PRICELAND VALUEADJ UNIT PRICEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZ YR CONSRV

1000100CSFR0RLM0.000.001.00LT1.001.001.00120,000.00120,000.00120,000

REVIEW DATE10/09/2019BYDJTotal Acres: 0.00Total Land Value: 120,000Market: 0Agricultural: 0Common: 120,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYBECON FNCTNORM% COND

0900012,047121.5249151.91310,960201920190001.5098.50

1 SNGL FAM - 0% - 0Heated Area: 1737HX Base Yr

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE386,296

TOTAL MARKET OB/XF VALUE4,004

TOTAL LAND VALUE - MARKET120,000

TOTAL MARKET VALUE430,300

SOH/AGL Deduction85,900

ASSESSED VALUE344,400

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE344,400

TOTAL JUST VALUE430,300

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE356,494

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / VRSN CD SALE PRICE

2525/114612/23/2021QCUI11100

GRANTOR: THE ASPIRE AT AMELIA

GRANTEE: PR AMELIA ISLAND PR

2525/114112/23/2021SWQI0558,457,800

GRANTOR: THE ASPIRE AT AMELIA

GRANTEE: PR AMELIA ISLAND PR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] U3 L3 W8 D3 L3 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 E13 N63\$.