

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

2024



BUILDING CHARACTERISTICS

ELEMENT

CD

Exterior Wall

10

ABOVE AVG 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

11

CLAY TILE 70

Interior Floo

14

CARPET 30

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Frame

02

WOOD FRAME 100

Stories

1.

1. 100

Units

0 100

Occupancy

00

NONE 100

Quality

04

Quality Level 04

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

01

NEIGHBORHOOD/LOC

2039.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,704

100

1,704

254,972

FGR

460

55

253

37,857

FOP

42

30

13

1,945

FOP

65

30

20

2,992

FSP

110

40

44

6,584

TOTALS

2,381

2,034

304,350

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

1

0855

CONC PAVER

0

0

0

0

96.00

SF

10.00

10.00

100

2019

2019

3

98

941

2

0811

CONCRETE B

0

0

0

0

560.00

SF

5.20

5.20

100

2019

2019

3

98

2,854

3

0810

CONCRETE A

0

0

18

3

54.00

SF

6.50

6.50

100

2019

2019

3

98

344

LAND DESCRIPTION

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

1

000100

C

SFR

0

RLM

0.00

0.00

1.00

LT

1.00

1.00

1.00

120,000.00

120,000.00

120,000

REVIEW DATE

10/09/2019

BY

DJ

Total Acres:

0.00

Total Land Value:

120,000

Market:

0

Agricultural:

0

Common:

120,000

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

2,034

121.5249

151.91

308,985

2019

2019

0

0

0

1.50

98.50

Heated Area:

1704

HX Base Yr

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

06/10/2024

MLU

VALUATION BY

Tax Group: 2

Tax Dist:

STANDARD

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

304,350

4,139

120,000

428,489

85,696

342,793

0

342,793

428,489

0

354,772

PERMIT NUM

DESCRIPTION

AMT

ISSUED

20190048

CO ISSUED

0

11/01/2019

20190048

NEW CONSTR

0

04/10/2019

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

I I

V I

RSN CD

SALE PRICE

2525/1146

12/23/2021

QC

U

I

11

100

GRANTOR: THE ASPIRE AT AMELIA

GRANTEE: PR AMELIA ISLAND PR

2525/1141

12/23/2021

SW

Q

I

05

58,457,800

GRANTOR: THE ASPIRE AT AMELIA

GRANTEE: PR AMELIA ISLAND PR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W12 FSP=[YR=2019] W14 S8 E12 U2 R2 N6\$ S6 D2 L2 W12 N16 W14 S63 FOP=[YR=2019] S5 E13 N5 W13\$ E13 N8 FOP=[YR=2019] E7 FGR=[YR=2019] S11 E20 N23 W20 S12\$ N6 W7 S6\$ N6 E7 N6 E20 N35\$.

733 LAKESIDE LN, FERNANDINA BEACH