LOT 10
LAKESIDE RESERVE OR 2239/443

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

2024

00-00-30-0441-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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 100
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

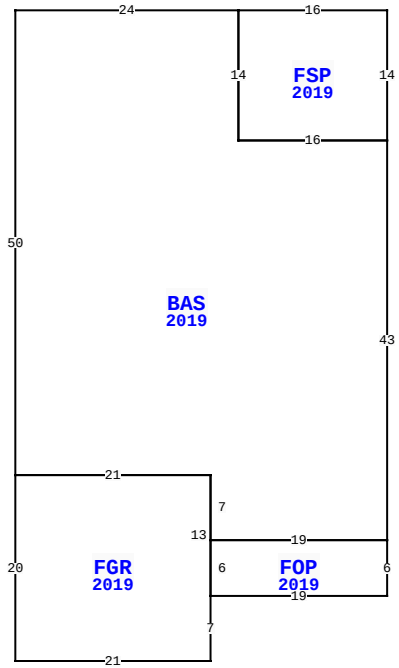
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,909	100	1,909	292,660
FGR	420	55	231	35,414
FOP	114	30	34	5,213
FSP	224	40	90	13,798
TOTALS	2,667		2,264	347,083

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,264	124.5090	155.64	352,369	2019	2019	0	0	0	1.50	98.50

1 SNGL FAM – 0% - 0 Heated Area: 1909 HX Base Yr



757 LAKESIDE LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/10/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	347,083
TOTAL MARKET OB/XF VALUE	3,877
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	470,960
SOH/AGL Deduction	90,576
ASSESSED VALUE	380,384
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	380,384
TOTAL JUST VALUE	470,960
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	395,301

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190179	NEW CONSTR	0	03/08/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	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

EXTRA FEATURES

LN	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	102.00	SF	10.00	10.00	100	2019	2019	3	98	1,000	
2	0811	CONCRETE B	0	0	0	0	512.00	SF	5.20	5.20	100	2019	2019	3	98	2,609	
3	0810	CONCRETE A	0	0	14	3	42.00	SF	6.50	6.50	100	2019	2019	3	98	268	

BUILDING DIMENSIONS

FSP=[YR=2019] W16 BAS=[YR=2019] W24 S50 FGR=[YR=2019] S20 E21 N7 FOP=[YR=2019] E19 N6 W19 S6$ N13 W21$ E21 S7 E19 N43 W16 N14$ S14 E16 N14$.

LAND DESCRIPTION

TOTAL OB/XF 3,877

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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