

PT OR 1953/879
ESMT IN OR 1193/1093
RETIREMENT TRACT FOR

AGI ACQUISITIONS LLC
222 ROBERT ROSE DR
MURFREESBORO, TN 37129

2024

20-2N-28-0000-0001-0110



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	23	REINF CONC	100	7403	04	29,894	100.9898	123.71	3,698,187	1998	1998	35	0	0	33.00	32.00	VALUATION BY		STANDARD													
Roof Structure	08	IRREGULAR	100	1 ASSIST LIV - 0% - 0										Heated Area: 28784				HX Base Yr				Tax Group: 8		Tax Dist:								
Roof Cover	03	COMP SHNGL	100																			BUILDING MARKET VALUE		9,886,826								
Interior Wall	05	DRYWALL	70																			TOTAL MARKET OB/XF VALUE		625,463								
Interior Wall	08	DECORATIVE	30																			TOTAL LAND VALUE - MARKET		1,034,000								
Interior Floor	14	CARPET	70																			TOTAL MARKET VALUE		11,546,289								
Interior Floor	08	SHT VINYL	30																			SOH/AGL Deduction		1,325,136								
Ceiling	01	FIN.SUSPD	100																			ASSESSED VALUE		10,221,153								
Air Condition	06	ENG CENTRL	100																			TOTAL EXEMPTION VALUE		0								
Heating Type	09	ENG F AIR	100																			BASE TAXABLE VALUE		10,221,153								
Fixtures		199	100																			TOTAL JUST VALUE		11,546,289								
Frame	03	MASONRY	100																			NCON VALUE		0								
Story Height		10	100																			INCOME VALUE										
RMS		88	100																			PREVIOUS YEAR MKT VALUE		9,291,957								
Stories	1.	1.	100																													
Units		0	100																													
Occupancy	00	NONE	100																													
Quality	03	Quality Level 03																														
DOR CODE	0600	RETIREMENT HOMES																														
MAP NUM		MKT AREA																				03										
NEIGHBORHOOD/LOC	3039.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	27,653	100	27,653	1,094,705																												
FCP	823	30	247	9,778																												
FOP	977	30	293	11,599																												
FSP	292	50	146	5,780																												
FST	371	50	186	7,363																												
KTG	951	125	1,189	47,069																												
SFB	225	80	180	7,126																												
TOTALS	31,292		29,894	1,183,420																												
EXTRA FEATURES					74 OSPREY VILLAGE DR, FERNANDINA BEACH										BLD DATE 04/25/2024				REA		LGL DATE				10/19/2023				DC			
															XF DATE 08/10/2020				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																	
1	0803	ASPHALT C	0 0	0 0	33,798.00	SF	2.00	2.00	100	1998	1998	3	50	33,798																		
2	0400	CONC CURB	0 0	0 0	573.00	LF	15.00	15.00	100	1998	1998	3	81	6,962																		
3	0810	CONCRETE A	0 0	0 0	3,490.00	SF	6.50	6.50	100	1998	1998	3	75	17,014																		
4	0972	ST LGHT UN	0 0	0 0	13.00	UT	2,530.00	2,530.00	100	1998	1998	3	45	14,801																		
5	0402	CONC BUMPE	0 0	0 0	19.00	UT	25.00	25.00	100	1998	1998	3	81	385																		
6	0463	FENCE GATE	0 0	0 0	2.00	UT	450.00	450.00	100	1998	1998	3	45	405																		
7	0505	FLAGPOLE A	0 0	0 0	18.00	LF	50.00	50.00	100	1998	1998	3	20	180																		
8	0446	BOX FNC 6'	0 0	0 0	71.00	LF	20.00	20.00	100	1998	1998	3	20	284																		
9	0825	BRICK	0 0	0 0	18.00	SF	12.50	12.50	100	1998	1998	3	93	209																		
10	0810	CONCRETE A	0 0	14 8	112.00	SF	6.50	6.50	100	1998	1998	3	75	546																		
LAND DESCRIPTION					TOTAL OB/XF										74,584																	
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	000600	C	RETIREMENT	0	0006	PUD	0.00	0.00	5.17	AC		1.00	1.00	1.00	200,000.00	200,000.00	1,034,000															

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REVIEW DATE 01/12/2024 BY KBA Total Acres: 5.17 Total Land Value: 1,034,000 Market: 0 Agricultural: 0 Common: 1,034,000 PRINTED 08/06/2024 BY SYS

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