



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	08	DECORATIVE 80
Interior Wall	05	DRYWALL 20
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	29	100
Frame	01	TYP WD 100
Story Height	10	100
RMS	21	100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

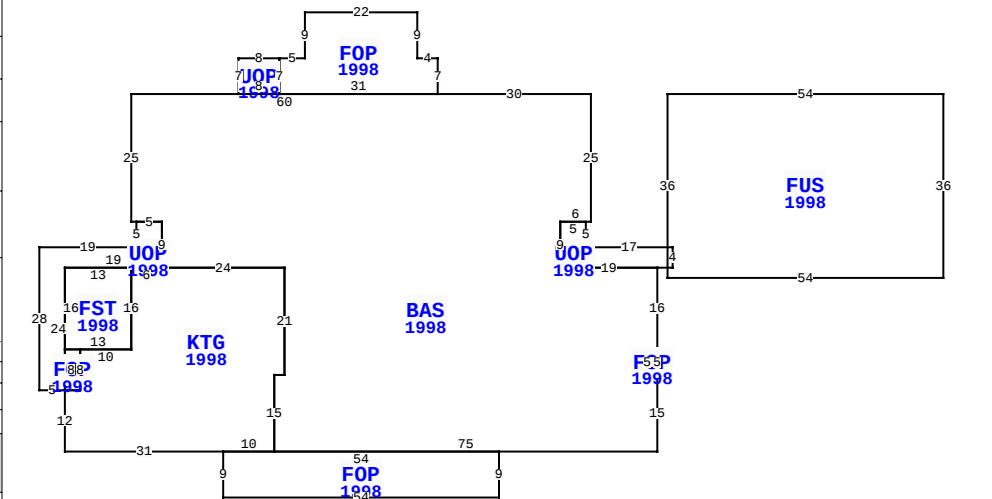
Quality	04	Quality Level 04
DOR CODE	0600	RETIREMENT HOMES

MAP NUM		MKT AREA	03
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NEIGHBORHOOD/LOC	3039.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,600	100	5,600	345,773
FOP	10	30	3	185
FOP	24	30	7	432
FOP	415	30	124	7,657
FOP	486	30	146	9,015
FST	208	50	104	6,421
FUS	1,944	100	1,944	120,033
KTG	1,286	125	1,608	99,286
UOP	56	20	11	679
UOP	113	20	23	1,420
TOTALS	10,383		9,618	593,866

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0303	04	9,618	109.6623	117.61	1,131,173	1998	1998	0	0	35	12.50	52.50
1 CLUB HOUSE - 0% - 0 Heated Area: 8830 HX Base Yr												



** This building has 11 Sub-Areas

48 OSPREY VILLAGE DR, FERNANDINA BEACH	BLD DATE 05/05/2022	KK	LGL DATE	
	XF DATE 05/05/2022	KK	LAND DATE	10/19/2023
	INC DATE		AG DATE	DC

EXTRA FEATURES																	
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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	81	1,620	
2	0803	ASPHALT C	0	0	0	0	15,380.00	SF	2.00	2.00	100	1998	1998	3	50	15,380	
3	0400	CONC CURB	0	0	0	0	411.00	LF	15.00	15.00	100	1998	1998	3	81	4,994	
4	0811	CONCRETE B	0	0	0	0	800.00	SF	5.20	5.20	100	1998	1998	3	75	3,120	
5	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	1998	1998	3	45	2,277	
6	0402	CONC BUMPE	0	0	0	0	22.00	UT	25.00	25.00	100	1998	1998	3	81	446	
7	0810	CONCRETE A	0	0	10	12	120.00	SF	6.50	6.50	100	1998	1998	3	75	585	
8	0446	BOX FNC 6'	0	0	0	0	32.00	LF	20.00	20.00	100	1998	1998	3	20	128	
9	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1998	1998	3	45	270	
10	0383	FREEZER	0	0	8	7	56.00	SF	105.00	105.00	100	1998	1998	3	42	2,470	

LAND DESCRIPTION										TOTAL OB/XF					31, 290			
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	LA VA	
1	000600	C	RETIREMENT	0		PUD	0.00	0.00	1.53	AC		1.00	1.00	1.00	350,000.00	350,000.00	5	

NASSAU COUNTY PROPERTY												
PAGE 1 of 2												8
VALUATION SUMMARY												
VALUATION BY												STANDARD
Tax Group: 8												Tax Dist:
BUILDING MARKET VALUE												1,028,083
TOTAL MARKET OB/XF VALUE												152,832
TOTAL LAND VALUE - MARKET												535,500
TOTAL MARKET VALUE												1,716,415
SOH/AGL Deduction												125,349
ASSESSED VALUE												1,591,066
TOTAL EXEMPTION VALUE												0
BASE TAXABLE VALUE												1,591,066
TOTAL JUST VALUE												1,716,415
NCON VALUE												0
INCOME VALUE												
PREVIOUS YEAR MKT VALUE												1,698,222

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009592	ROOF	45,220	07/21/2021
20001798	NEW CONSTR	443,119	07/27/2020
20001891	SWIM POOL	161,000	07/27/2020
B9704366	NEW CONSTR	770,000	10/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1953/0879	12/17/2014	SW	U	I	35	64,040,000
GRANTOR:HEALTH CARE REIT INC						
GRANTEE:AGI ACQUISITIONS LL						
1372/1784	12/09/2005	WD	U	I	19	13,897,900
GRANTOR:FORMATION PROPERTIES						
GRANTEE:HEALTH CARE REIT IN						

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=1998] W30 FOP=[YR=1998] N7 W4 N9 W22 S9 W5 UOP=[YR=1998] W8 S7 E8 N7 \$ S7 E31 \$ W60 S25 E1 UOP=[YR=1998] S5 W19 S28 E5 FOP=[YR=1998] E3 N8 W3 S8 \$ N24 E19 N9 W5 \$ E5 S9 KTG=[YR=1998] W6FST=[YR=1998] W13 S16 E13 N16 \$ S16 W10 S8 W3 S12 E31 FOP=[YR=1998] S9 E54 N9 W54 \$ E10 N15 E2 N21 W24 \$ E24 S21 W2 S15 E75 N15 FOP=[YR=1998] N5 W2 S5 E2 \$ W2 N5 E2 N16 UOP=[YR=1998] E3 N4 W17 N5 W5 S9 E19 \$ W19 N9 E6 N25 \$ PTR= E15 FUS=[YR=1998] E54 S36 W54 N36 \$ W15 \$.												

AGI ACQUISITIONS LLC
222 ROBERT ROSE DRIVE
MURFREESBORO, TN 37129

20-2N-28-0000-0001-0120

REVIEW DATE 01/12/2024 BY KBA Total Acres: 1.53 Total Land Value: 535,500 Market: 0 Agricultural: 0 Common: 535,500 PRINTED 08/06/2024 BY SYS