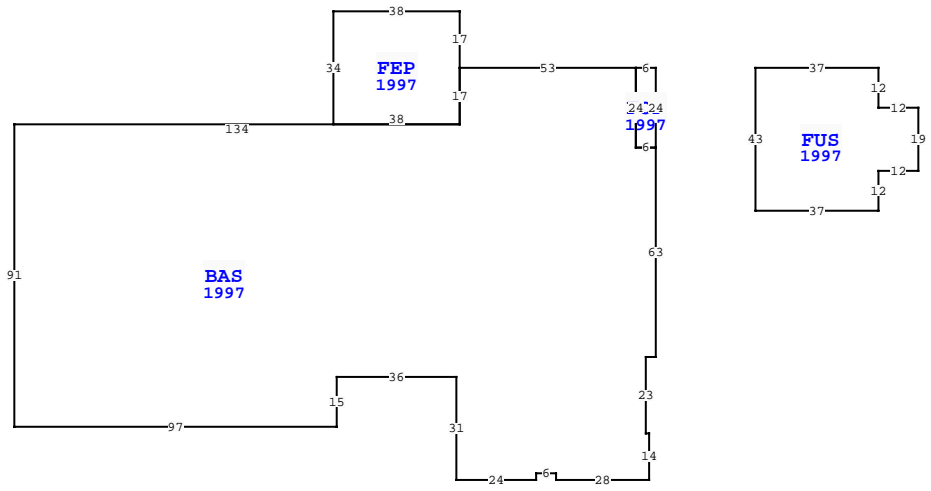


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	11	SLATE	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	15	HARDTILE	10
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating Type	04	AIR DUCTED	100
Fixtures		118	100
Frame	04	REIN CONC	100
Common Wall		11	100
Story Height		15	100
RMS		43	100
Stories	2.	2.	100
Units		0	100
Occupancy	UN	UNKNOWN	100
Quality	03	Quality Level 03	
DOR CODE	0600	RETIREMENT HOMES	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1060.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	18,733	100	18,733
FEP	1,292	80	1,034
FOP	144	30	43
FUS	1,819	100	1,819
TOTALS	21,988		21,629
			2,100,814

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
7403	04	21,629	121.9800	149.43	3,232,021	1997	1997	0	0	35.00	65.00	
1 ASSIST LIV - 0% - 0												
Heated Area: 21586												
HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 2
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		2,989,593
TOTAL MARKET OB/XF VALUE		133,959
TOTAL LAND VALUE - MARKET		2,614,048
TOTAL MARKET VALUE		5,737,600
SOH/AGL Deduction		0
ASSESSED VALUE		5,737,600
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		5,737,600
TOTAL JUST VALUE		5,737,600
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		5,889,081

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160531	REPLACE 5 TON SYS	3,800	02/29/2016
20130142	GAS	750	01/18/2013
20121562	H/AC	3,000	08/01/2012
20121409	INSTALL AC UNIT	3,000	07/16/2012
20120250	INSTALL AC UNIT	3,500	02/14/2012
20110311	REPAIR/RRF	98,000	03/04/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2095/0816	1/17/2017	SW	U	I	35	8,500,000

GRANTOR: CR INVESTMENTS OF AME						
GRANTEE: SLM AMELIA ISLAND L						
1550/0883	2/11/2008	WD	Q	I		3,800,000
GRANTOR: MSN HOLDINGS INC						
GRANTEE: CR INVESTMENTS OF A						

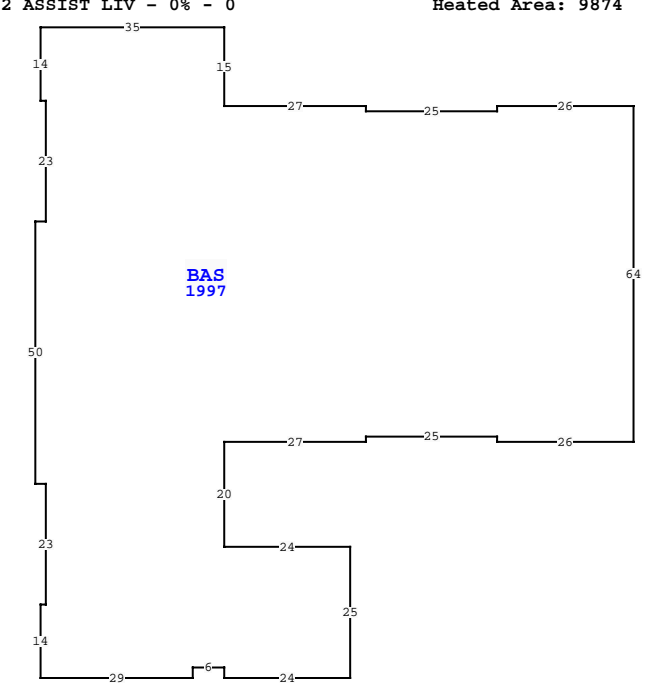
BUILDING DIMENSIONS	
FOP=[YR=1997] W6 BAS=[YR=1997] W53 FEP=[YR=1997] N17 W38 S34 E38 N17 \$ S17 W134 S91 E97 N15 E36 S31 E24 N2 E6 S2 E28 N14 W1 N23 E3 N63 W6 N24 \$ S24 E6 N24 \$ PTR= E30 FUS=[YR=1997] E37 S12 E12 S19 W12 S12 W37 N43 \$ W30 \$.	

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	0966	FIRE SPRNK	0	0	0	31,718.00	SF	3.00	3.00	100	1997	1997	3	73	69,462	
2	1126	CB/STC 8"	0	0	0	220.00	SF	8.00	8.00	100	1997	1997	3	73	1,285	
3	0812	CONCRETE C	0	0	0	2,891.00	SF	4.00	4.00	100	1997	1997	3	73	8,442	
4	0097	AWNING CN	0	0	0	50.00	SF	65.00	65.00	100	1997	1997	3	40	1,300	
5	0097	AWNING CN	0	0	0	20.00	SF	65.00	65.00	100	1997	1997	3	40	520	
6	0881	FOUNTAIN	0	0	0	1.00	UT	8,000.00	8,000.00	100	1997	1997	3	100	8,000	
7	0803	ASPHALT C	0	0	0	19,670.00	SF	2.00	2.00	100	1997	1997	3	50	19,670	
8	0400	CONC CURB	0	0	0	965.00	LF	15.00	15.00	100	1997	1997	3	80	11,580	
9	0972	ST LGHT UN	0	0	0	3.00	UT	2,530.00	2,530.00	100	1997	1997	3	42	3,188	
10	0446	BOX FNC 6'	0	0	0	260.00	LF	20.00	20.00	100	1997	1997	3	20	1,040	

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0003	C-1	0.00	0.00	307,535.00	SF		1.00	1.00	0.50	17.00	8.50	2,614,048								

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	11	SLATE	100
Interior Wall	05	DRYWALL	90
Interior Wall	08	DECORATIVE	10
Interior Floor	14	CARPET	90
Interior Floor	15	HARDTILE	10
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating Type	04	AIR DUCTED	100
Fixtures		62	100
Frame	04	REIN CONC	100
Common Wall		12	100
Story Height		10	100
RMS		26	100
Stories	1.	1.100	
Units		0	100
Occupancy	UN	UNKNOWN	100
Quality	03	Quality Level	03
DOR CODE	0600	RETIREMENT HOMES	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1060.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	9,874	100	9,874
			SUBAREA MARKET VALUE
			888,779
TOTALS	9,874		9,874
			888,779

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
7403	04	9,874	113.0481	138.48	1,367,352	1997	1997	0	0	35.00	65.00
2 ASSIST LIV - 0% - 0 Heated Area: 9874 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 2 of 2	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			2,989,593
TOTAL MARKET OB/XF VALUE			133,959
TOTAL LAND VALUE - MARKET			2,614,048
TOTAL MARKET VALUE			5,737,600
SOH/AGL Deduction			0
ASSESSED VALUE			5,737,600
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			5,737,600
TOTAL JUST VALUE			5,737,600
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			5,889,081

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041379	REMODEL	1,000	07/29/2004
972132	NEW CONSTR	0	10/08/1997
10231B	NEW CONSTR	0	01/06/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2095/0816	1/17/2017	SW	U	I	35	8,500,000
GRANTOR: CR INVESTMENTS OF AME						
GRANTEE: SLM AMELIA ISLAND L						
1550/0883	2/11/2008	WD	Q	I		3,800,000
GRANTOR: MSN HOLDINGS INC						
GRANTEE: CR INVESTMENTS OF A						

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
11	0648	LIGHTS-AV	0	0	0	8.00	UT	140.00	140.00	100	1997	1997	3	20	224	
12	0940	SHEDS/PORT	0	0	10	140.00	SF	20.10	20.10	100	2002	2002	3	20	563	
13	0803	ASPHALT C	0	0	0	5,126.00	SF	2.00	2.00	100	2011	2011	3	68	6,971	
14	0940	SHEDS/PORT	0	0	6	36.00	SF	30.00	30.00	100	2010	2010	3	45	486	
15	0978	SECURTY LT	0	0	0	2.00	UT	450.00	450.00	100	1997	1997	3	42	378	
16	0972	ST LGHT UN	0	0	0	2.00	UT	1,012.00	1,012.00	100	1997	1997	3	42	850	
TOTALS												9,472				

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1997] W26 S1 W25 N1 W27 N15 W35 S14 E1 S23 W2 S50 E2 S23 W1 S14 E29 N2 E6 S2 E24 N25 W24 N20 E27 N1 E25 S1 E26 N64 \$.											