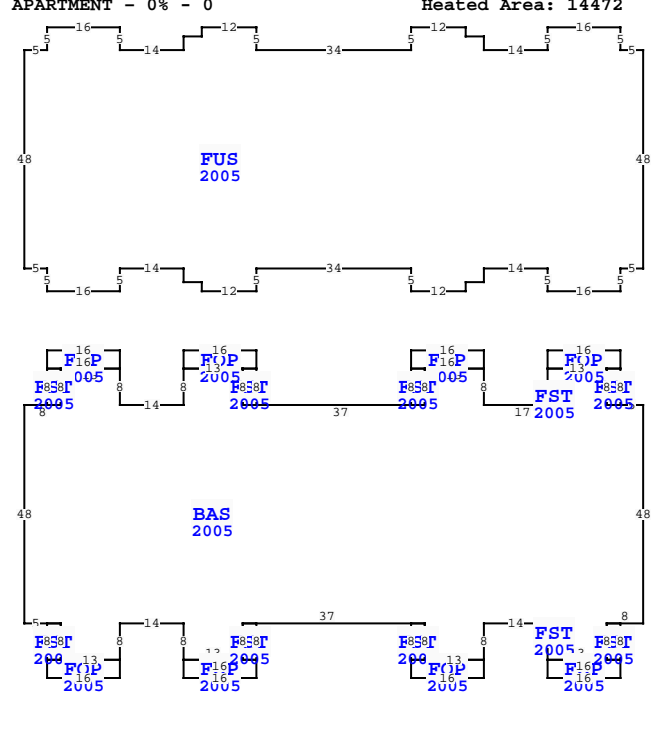


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Story Height		0	100
RMS		0	100
Units		16	100
Quality	03	Quality Level	03
DOR CODE	0300	MULTI-FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	7,336	100	7,336
FOP	64	30	19
FOP	64	30	19
FOP	64	30	19
FOP	64	30	19
FOP	64	30	19
FOP	64	30	19
FOP	64	30	19
FOP	64	30	19
FOP	64	30	19
FOP	64	30	19
FST	12	55	7
TOTALS	15,200		14,742

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0301	03	14,742	101.5590	86.33	1,272,677	2005	2005	0	0	0	8.50	91.50
1 APARTMENT - 0% - 0 Heated Area: 14472 HX Base Yr												
												
BLD DATE 01/12/2021 KK LGL DATE 01/12/2021 KK XF DATE 01/12/2021 KK LAND DATE 01/12/2021 KK INC DATE AG DATE												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 15	
VALUATION BY		DIRECT_CAP	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		27,854,995	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		29,951,607	
SOH/AGL Deduction		0	
ASSESSED VALUE		29,951,607	
TOTAL EXEMPTION VALUE		AH 29,951,607	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		29,951,607	
NCON VALUE		0	
INCOME VALUE		29,951,607	
PREVIOUS YEAR MKT VALUE		29,951,607	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010611	RE ROOF	31,000	12/04/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2517/0638	11/15/2021	SW	Q	I	01	43,636,100

GRANTOR: NASSAU CLUB PARTNERS			
GRANTEE: SREIT ENCLAVE ON WO	1204/0217	1/27/2004	WD Q V
GRANTOR: LIBERTY DEVELOPMENT F			1,269,000
GRANTEE: NASSAU CLUB PARTNER			

BUILDING DIMENSIONS												
BAS=[YR=2005] W5 FST=[YR=2005] N8W3S8E3\$W3 N8 FOP=[YR=2005] E3N4W16S4E13\$W13S4 FST=[YR=2005] S4E3N4W3\$E3S4 W17N8 FOP=[YR=2005] N4W16S4 E16\$W13 FST=[YR=2005] W3S8E3N8\$S8W37FST=[YR=2005] N8W3S8E3\$W3N8 FOP=[YR=2005] E3N4W16 S4E13\$W13S8W14N8FOP=[YR=2005] N4W16 S4E16\$W13 FST=[YR=2005] W3S8E3N8\$S8 W8S4E8E5 FST=[YR=2005] S8E3N8W3\$E3S8 FOP=[YR=2005] W3S4E16N4W13\$E13N8E14 S8FOP=[YR=2005] S4E16N4W16\$E13 FST=[YR=2005] E3N8W3S8\$N8E37 FST=[YR=2005] S8E3N8W3\$E3S8 FOP=[YR=2005] W3S4E16N4W13\$E13N8E14 FST=[YR=2005] S4E3N4W3\$E3S4W3S4 FOP=[YR=2005] S4 E16N4W16\$E13 FST=[YR=2005] E3N8W3S8\$ N8E8N48\$ PTR=N30 FUS=[YR=2005] N48W5 N5W16S5W14N3W4N2W12S5W34N5W12												

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	0963	FIRE HYDR	0	0	0	8.00	UT	1,500.00	1,500.00	100	2005	2005	3	100	12,000		
2	1126	CB/STC 8"	0	0	0	156.00	SF	8.00	8.00	100	2005	2005	3	86	1,073		
3	0092	AUTO GATE	0	0	0	2.00	UT	3,500.00	3,500.00	100	2005	2005	3	24	1,680		
4	0462	ST/AL FNC	0	0	0	560.00	SF	10.00	10.00	100	2005	2005	3	40	2,240		
5	0479	VF PICKET	0	0	0	1,007.00	LF	10.00	10.00	100	2005	2005	3	66	6,646		
6	7000	SIGN	0	0	0	282.00	SF	0.00	0.00	100	2005	2005	3	24	0		
7	7000	SIGN	0	0	0	258.00	SF	0.00	0.00	100	2005	2005	3	24	0		
8	0966	FIRE SPRNK	0	0	0	209,098.00	SF	3.00	3.00	100	2005	2005	3	86	539,473		
9	0300	BOAT DCK W	0	0	0	1,447.00	SF	40.00	40.00	100	2005	2005	3	40	23,152		
10	0845	KOOL DECK	0	0	0	1,736.00	SF	7.25	7.25	100	2005	2005	3	86	10,824		
TOTALS													15,200		14,742	1,164,499	

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000300	C	MULTI-FAM	0		RG-1	0.00	0.00	192.00	UT	1.00	1.00	1.00	15,000.00	15,000.00	2,880,000							

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		16 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0301	03	14,742	101.5590	86.33	1,272,677	2005	2005	0	0	0	8.50	91.50		
2 APARTMENT - 0% - 0 Heated Area: 14472 HX Base Yr														

Quality 03 Quality Level 03
 DOR CODE 0300 MULTI-FAMILY
 MAP NUM MKT AREA 04
 NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,336	100	7,336	579,485
FOP	64	30	19	1,501
FOP	64	30	19	1,501
FOP	64	30	19	1,501
FOP	64	30	19	1,501
FOP	64	30	19	1,501
FOP	64	30	19	1,501
FOP	64	30	19	1,501
FOP	64	30	19	1,501
FOP	64	30	19	1,501
FST	12	55	7	553

TOTALS 15,200 14,742 1,164,499
 ** This building has 20 Sub-Areas
 95150 WOODBRIDGE PKWY, FERNANDINA BEACH
 BLD DATE 01/12/2021 KK LGL DATE 01/12/2021
 XF DATE 01/12/2021 KK LAND DATE 01/12/2021 KK
 INC DATE AG DATE

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	0	28.00	UT 140.00	140.00	100	2005	2005	3	24	941
12	0810	CONCRETE A	0	0	0	0	377.00	SF 6.50	6.50	100	2005	2005	3	86	2,107
13	1126	CB/STC 8"	0	0	0	0	568.00	SF 8.00	8.00	100	2005	2005	3	86	3,908
14	0855	CONC PAVER	0	0	0	0	180.00	SF 10.00	10.00	100	2005	2005	3	86	1,548
15	0350	CARPOT WD	0	0	0	0	169.00	SF 13.00	13.00	100	2005	2005	3	24	527
16	0921	CWALL-CC P	0	0	0	0	194.00	LF 660.00	660.00	100	2005	2005	3	86	110,114
17	0812	CONCRETE C	0	0	0	0	38,893.00	SF 4.00	4.00	100	2005	2005	3	86	133,792
18	0400	CONC CURB	0	0	0	0	3,822.00	LF 15.00	15.00	100	2005	2005	3	89	51,024
19	0803	ASPHALT C	0	0	0	0	150,616.00	SF 2.00	2.00	100	2005	2005	3	56	168,690
20	0972	ST LGHT UN	0	0	0	0	44.00	UT 2,530.00	2,530.00	100	2005	2005	3	66	73,471

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

NASSAU COUNTY PROPERTY				PAGE 2 of 15	4
VALUATION SUMMARY					
VALUATION BY			DIRECT_CAP		
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE			27,854,995		
TOTAL MARKET OB/XF VALUE			0		
TOTAL LAND VALUE - MARKET			0		
TOTAL MARKET VALUE			29,951,607		
SOH/AGL Deduction			0		
ASSESSED VALUE			29,951,607		
TOTAL EXEMPTION VALUE			AH 29,951,607		
BASE TAXABLE VALUE			0		
TOTAL JUST VALUE			29,951,607		
NCON VALUE			0		
INCOME VALUE			29,951,607		
PREVIOUS YEAR MKT VALUE			29,951,607		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2517/0638	11/15/2021	SW	Q	I	01	43,636,100

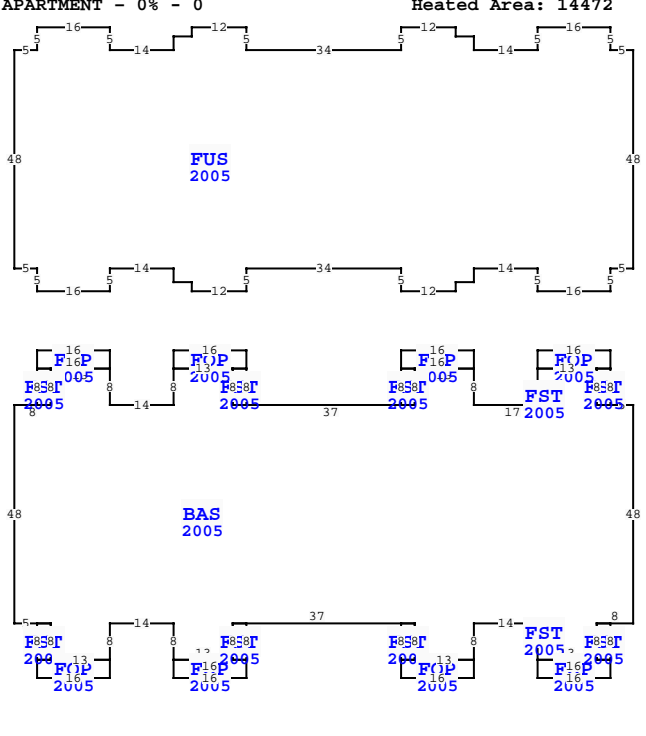
GRANTOR: NASSAU CLUB PARTNERS
 GRANTEE: SREIT ENCLAVE ON WO
 1204/0217 1/27/2004 WD Q V 1,269,000
 GRANTOR: LIBERTY DEVELOPMENT F
 GRANTEE: NASSAU CLUB PARTNER

BUILDING DIMENSIONS
BAS=[YR=2005] W5 FST=[YR=2005] N8W3S8E3\$W3 N8 FOP=[YR=2005] E3N4W16S4E13\$W13S4 FST=[YR=2005] S4E3N4W3\$E3S4 W17N8 FOP=[YR=2005] N4W16S4 E16\$W13 FST=[YR=2005] W3S8E3N8\$S8W37FST=[YR=2005] N8W3S8E3\$W3N8 FOP=[YR=2005] E3N4W16 S4E13\$W13S8W14N8FOP=[YR=2005] N4W16 S4E16\$W13 FST=[YR=2005] W3S8E3N8\$S8 W8S4E8E5 FST=[YR=2005] S8E3N8W3\$E3S8 FOP=[YR=2005] W3S4E16N4W13\$E13N8E14 S8FOP=[YR=2005] S4E16N4W16\$E13 FST=[YR=2005] E3N8W3S8\$N8E37 FST=[YR=2005] S8E3N8W3\$E3S8 FOP=[YR=2005] W3S4E16N4W13\$E13N8E14 FST=[YR=2005] S4E3N4W3\$E3S4W3S4 FOP=[YR=2005] S4 E16N4W16\$E13 FST=[YR=2005] E3N8W3S8\$ N8E8N48\$ PTR=N30 FUS=[YR=2005] N48W5 N5W16S5W14N3W4N2W12S5W34N5W12

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		16 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0301	03	14,742	101.5590	86.33	1,272,677	2005	2005	0	0	0	8.50	91.50

3 APARTMENT - 0% - 0 Heated Area: 14472 HX Base Yr



NASSAU COUNTY PROPERTY		PAGE 3 of 15	4
VALUATION SUMMARY			
VALUATION BY			DIRECT_CAP
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		27,854,995	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		29,951,607	
SOH/AGL Deduction		0	
ASSESSED VALUE		29,951,607	
TOTAL EXEMPTION VALUE	AH	29,951,607	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		29,951,607	
NCON VALUE		0	
INCOME VALUE		29,951,607	
PREVIOUS YEAR MKT VALUE		29,951,607	

Quality	03	Quality Level 03		
DOR CODE	0300	MULTI-FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,336	100	7,336	579,485
FOP	64	30	19	1,501
FOP	64	30	19	1,501
FOP	64	30	19	1,501
FOP	64	30	19	1,501
FOP	64	30	19	1,501
FOP	64	30	19	1,501
FOP	64	30	19	1,501
FOP	64	30	19	1,501
FOP	64	30	19	1,501
FST	12	55	7	553
TOTALS	15,200		14,742	1,164,499

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2517/0638	11/15/2021	SW	Q	I	01	43,636,100

GRANTOR: NASSAU CLUB PARTNERS
 GRANTEE: SREIT ENCLAVE ON WO
 1204/0217 1/27/2004 WD Q V 1,269,000
 GRANTOR: LIBERTY DEVELOPMENT F
 GRANTEE: NASSAU CLUB PARTNER

** This building has 20 Sub-Areas

BLD DATE	01/12/2021	KK	LGL DATE	
XF DATE	01/12/2021	KK	LAND DATE	01/12/2021
INC DATE			AG DATE	

95150 WOODBRIDGE PKWY, FERNANDINA BEACH

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
21	0350	CARPOT WD	0	0	0	0	216.00	SF	13.00	13.00	100	2005	2005	3	24	674	
22	0861	POOL GUNIT	0	0	0	0	1,214.00	SF	85.00	85.00	100	2005	2005	3	40	41,276	

TOTAL OB/XF													41,950				
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BUILDING NOTES												
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BUILDING DIMENSIONS

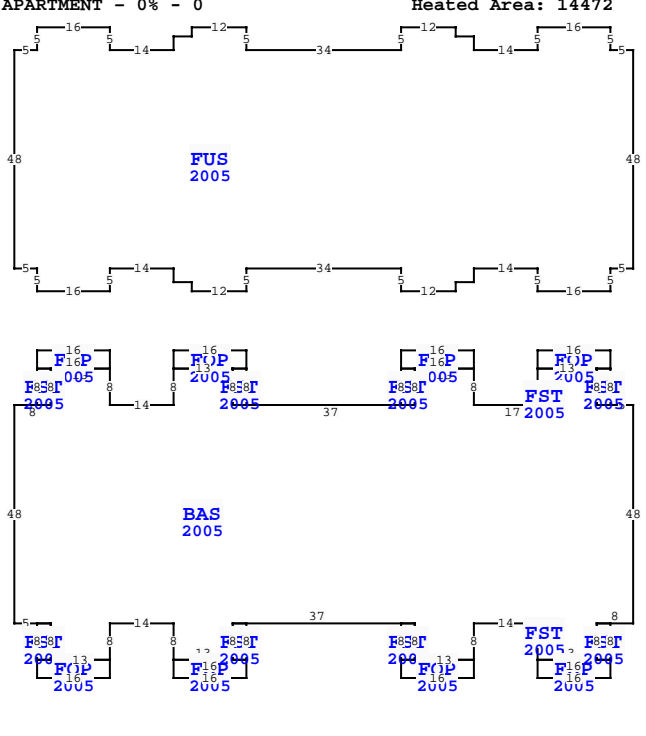
BAS=[YR=2005] W5 FST=[YR=2005] N8W3S8E3\$W3 N8 FOP=[YR=2005] E3N4W16S4E13\$W13S4 FST=[YR=2005] S4E3N4W3\$E3S4 W17N8 FOP=[YR=2005] N4W16S4 E16\$W13 FST=[YR=2005] W3S8E3N8\$S8W37FST=[YR=2005] N8W3S8E3\$W3N8 FOP=[YR=2005] E3N4W16 S4E13\$W13S8W14N8FOP=[YR=2005] N4W16 S4E16\$W13 FST=[YR=2005] W3S8E3N8\$S8 W8S48E5 FST=[YR=2005] S8E3N8W3\$E3S8 FOP=[YR=2005] W3S4E16N4W13\$E13N8E14 S8FOP=[YR=2005] S4E16N4W16\$E13 FST=[YR=2005] E3N8W3S8\$N8E37 FST=[YR=2005] S8E3N8W3\$E3S8 FOP=[YR=2005] W3S4E16N4W13\$E13N8E14 FST=[YR=2005] S4E3N4W3\$E3S4W3S4 FOP=[YR=2005] S4 E16N4W16\$E13 FST=[YR=2005] E3N8W3S8\$ N8E8N48\$ PTR=N30 FUS=[YR=2005] N48W5 N5W16S5W14N3W4N2W12S5W34N5W12

LAND DESCRIPTION													TOTAL OB/XF													41,950				
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						

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		16 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0301	03	14,742	101.5590	86.33	1,272,677	2005	2005	0	0	0	8.50	91.50

4 APARTMENT - 0% - 0 Heated Area: 14472 HX Base Yr



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 4 of 15
VALUATION BY		DIRECT_CAP	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			27,854,995
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			29,951,607
SOH/AGL Deduction			0
ASSESSED VALUE			29,951,607
TOTAL EXEMPTION VALUE	AH	29,951,607	
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			29,951,607
NCON VALUE			0
INCOME VALUE			29,951,607
PREVIOUS YEAR MKT VALUE			29,951,607

Quality	03	Quality Level 03		
DOR CODE	0300	MULTI-FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,336	100	7,336	579,485
FOP	64	30	19	1,501
FOP	64	30	19	1,501
FOP	64	30	19	1,501
FOP	64	30	19	1,501
FOP	64	30	19	1,501
FOP	64	30	19	1,501
FOP	64	30	19	1,501
FOP	64	30	19	1,501
FOP	64	30	19	1,501
FST	12	55	7	553
TOTALS	15,200		14,742	1,164,499

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2517/0638	11/15/2021	SW	Q	I	01	43,636,100

GRANTOR: NASSAU CLUB PARTNERS
 GRANTEE: SREIT ENCLAVE ON WO
 1204/0217 1/27/2004 WD Q V 1,269,000
 GRANTOR: LIBERTY DEVELOPMENT F
 GRANTEE: NASSAU CLUB PARTNER

** This building has 20 Sub-Areas

BLD DATE	01/12/2021	KK	LGL DATE	
XF DATE	01/12/2021	KK	LAND DATE	01/12/2021
INC DATE			AG DATE	

95150 WOODBRIDGE PKWY, FERNANDINA BEACH

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

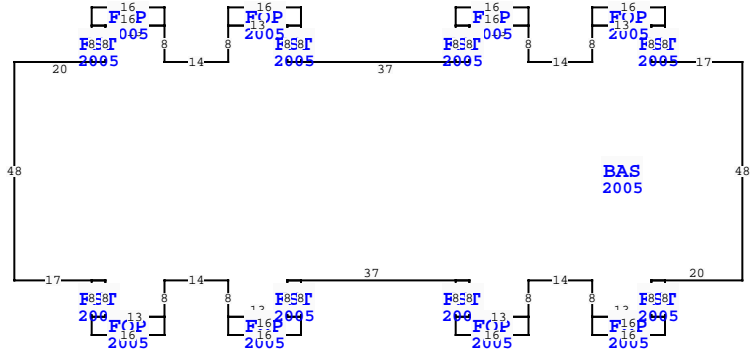
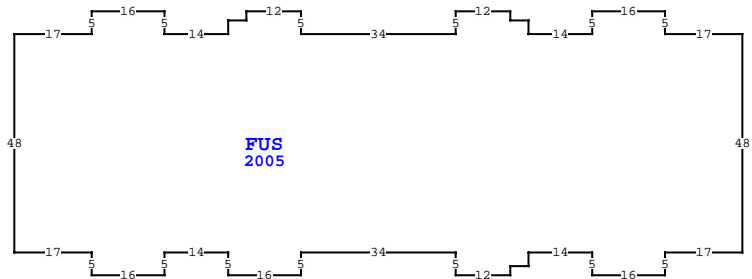
BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2005] W5 FST=[YR=2005] N8W3S8E3\$W3 N8 FOP=[YR=2005] E3N4W16S4E13\$W13S4 FST=[YR=2005] S4E3N4W3\$E3S4 W17N8 FOP=[YR=2005] N4W16S4 E16\$W13 FST=[YR=2005] W3S8E3N8\$S8W37FST=[YR=2005] N8W3S8E3\$W3N8 FOP=[YR=2005] E3N4W16 S4E13\$W13S8W14N8FOP=[YR=2005] N4W16 S4E16\$W13 FST=[YR=2005] W3S8E3N8\$S8 W8S48E5 FST=[YR=2005] S8E3N8W3\$E3S8 FOP=[YR=2005] W3S4E16N4W13\$E13N8E14 S8FOP=[YR=2005] S4E16N4W16\$E13 FST=[YR=2005] E3N8W3S8\$N8E37 FST=[YR=2005] S8E3N8W3\$E3S8 FOP=[YR=2005] W3S4E16N4W13\$E13N8E14 FST=[YR=2005] S4E3N4W3\$E3S4W3S4 FOP=[YR=2005] S4 E16N4W16\$E13 FST=[YR=2005] E3N8W3S8\$ N8E8N48\$ PTR=N30 FUS=[YR=2005] N48W5 N5W16S5W14N3W4N2W12S5W34N5W12												

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	

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		16 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0301	03	17,064	101.5590	86.33	1,473,135	2005	2005	0	0	0	8.50	91.50		
5 APARTMENT - 0% - 0 Heated Area: 16808 HX Base Yr														



Quality	03	Quality Level 03		
DOR CODE	0300	MULTI-FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,512	100	8,512	672,380
FOP	64	30	19	1,501
FOP	64	30	19	1,501
FOP	64	30	19	1,501
FOP	64	30	19	1,501
FOP	64	30	19	1,501
FOP	64	30	19	1,501
FOP	64	30	19	1,501
FOP	64	30	19	1,501
FOP	64	30	19	1,501
FST	24	55	13	1,027
TOTALS	17,512		17,064	1,347,919

** This building has 18 Sub-Areas

BLD DATE	01/12/2021	KK	LGL DATE	
XF DATE	01/12/2021	KK	LAND DATE	01/12/2021
INC DATE			AG DATE	

95150 WOODBRIDGE PKWY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY		PAGE 5 of 15	4
VALUATION SUMMARY			
VALUATION BY		DIRECT_CAP	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			27,854,995
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			29,951,607
SOH/AGL Deduction			0
ASSESSED VALUE			29,951,607
TOTAL EXEMPTION VALUE	AH		29,951,607
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			29,951,607
NCON VALUE			0
INCOME VALUE			29,951,607
PREVIOUS YEAR MKT VALUE			29,951,607

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2517/0638	11/15/2021	SW	Q	I	01	43,636,100

GRANTOR: NASSAU CLUB PARTNERS
 GRANTEE: SRIT ENCLAVE ON WO
 1204/0217 1/27/2004 WD Q V 1,269,000
 GRANTOR: LIBERTY DEVELOPMENT F
 GRANTEE: NASSAU CLUB PARTNER

BUILDING NOTES	

BUILDING DIMENSIONS

BAS=[YR=2005] W17FST=[YR=2005] N8W3S8E3\$W3 N8FOP=[YR=2005] E3N4W16S4E13\$W13S8 W14N8FOP=[YR=2005] N4W16S4E16\$W13 FST=[YR=2005] W3S8E3N8\$S8W37 FST=[YR=2005] N8W3S8E3\$W3N8FOP=[YR=2005] E3N4W16S4E13\$W13S8W14N8 FOP=[YR=2005] N4W16S4E16\$W13FST=[YR=2005] W3S8E3N8\$S8W20S48 E17FST=[YR=2005] S8E3N8W3\$E3S8FOP=[YR=2005] W3S4E16N4 W13\$E13N8E14S8FOP=[YR=2005] S4E16N4 W16\$E13FST=[YR=2005] E3N8W3S8\$N8E37 FST=[YR=2005] S8E3N8W3\$E3S8FOP=[YR=2005] W3S4E16N4W13\$E13N8E14S8 FOP=[YR=2005] S4E16N4W16\$E13FST=[YR=2005] E3N8W3S8\$N8E20N48\$ PTR=N30 FUS=[YR=2005] N48W17N5W16S5W14N3W4N2 W12S5W34 N5W12S2W4S3W14N5W16S5 W17S48 E17S5E16N5E14S5E16N5E34

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

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 CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Story Height	0 100
RMS	0 100
Units	16 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0301	03	17,064	101.5590	86.33	1,473,135	2005	2005	0	0	0	8.50	91.50

8 APARTMENT - 0% - 0 Heated Area: 16808 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 8 of 15	4
VALUATION SUMMARY			
VALUATION BY		DIRECT_CAP	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		27,854,995	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		29,951,607	
SOH/AGL Deduction		0	
ASSESSED VALUE		29,951,607	
TOTAL EXEMPTION VALUE	AH	29,951,607	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		29,951,607	
NCON VALUE		0	
INCOME VALUE		29,951,607	
PREVIOUS YEAR MKT VALUE		29,951,607	

Quality		03 Quality Level 03		
DOR CODE		0300 MULTI-FAMILY		
MAP NUM	MKT AREA	04		
NEIGHBORHOOD/LOC		4005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,512	100	8,512	672,380
FOP	64	30	19	1,501
FOP	64	30	19	1,501
FOP	64	30	19	1,501
FOP	64	30	19	1,501
FOP	64	30	19	1,501
FOP	64	30	19	1,501
FOP	64	30	19	1,501
FOP	64	30	19	1,501
FOP	64	30	19	1,501
FST	24	55	13	1,027
TOTALS	17,512		17,064	1,347,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2517/0638	11/15/2021	SW	Q	I	01	43,636,100

GRANTOR: NASSAU CLUB PARTNERS
 GRANTEE: SREIT ENCLAVE ON WO
 1204/0217 1/27/2004 WD Q V 1,269,000
 GRANTOR: LIBERTY DEVELOPMENT F
 GRANTEE: NASSAU CLUB PARTNER

** This building has 18 Sub-Areas

BLD DATE	01/12/2021	KK	LGL DATE	01/12/2021	KK
XF DATE	01/12/2021	KK <td>LAND DATE</td> <td>01/12/2021</td> <td>KK</td>	LAND DATE	01/12/2021	KK
INC DATE			AG DATE		

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

TOTAL OB/XF													0											
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

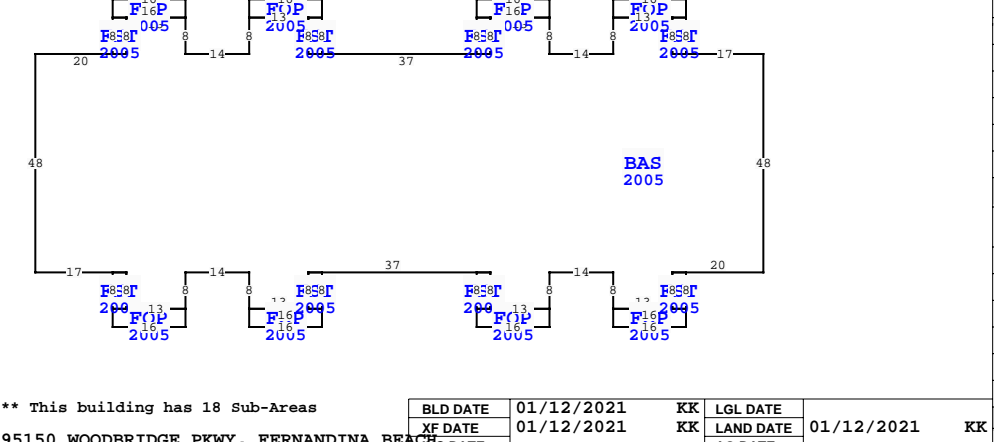
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2005] W17FST=[YR=2005] N8W3S8E3\$W3 N8FOP=[YR=2005] E3N4W16S4E13\$W13S8 W14N8FOP=[YR=2005] N4W16S4E16\$W13 FST=[YR=2005] W3S8E3N8\$S8W37 FST=[YR=2005] N8W3S8E3\$W3N8FOP=[YR=2005] E3N4W16S4E13\$W13S8W14N8 FOP=[YR=2005] N4W16S4E16\$W13FST=[YR=2005] W3S8E3N8\$S8W20S48 E17FST=[YR=2005] S8E3N8W3\$E3S8FOP=[YR=2005] W3S4E16N4 W13\$E13N8E14S8FOP=[YR=2005] S4E16N4 W16\$E13FST=[YR=2005] E3N8W3S8\$N8E37 FST=[YR=2005] S8E3N8W3\$E3S8FOP=[YR=2005] W3S4E16N4W13\$E13N8E14S8 FOP=[YR=2005] S4E16N4W16\$E13FST=[YR=2005] E3N8W3S8\$N8E20N48\$ PTR=N30 FUS=[YR=2005] N48W17N5W16S5W14N3W4N2 W12S5W34 N5W12S2W4S3W14N5W16S5 W17S48 E17S5E16N5E14S5E16N5E34												

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		16 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0301	03	17,064	101.5590	86.33	1,473,135	2005	2005	0	0	0	8.50	91.50		

NASSAU COUNTY PROPERTY				PAGE 9 of 15	4
VALUATION SUMMARY					
VALUATION BY			DIRECT_CAP		
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE			27,854,995		
TOTAL MARKET OB/XF VALUE			0		
TOTAL LAND VALUE - MARKET			0		
TOTAL MARKET VALUE			29,951,607		
SOH/AGL Deduction			0		
ASSESSED VALUE			29,951,607		
TOTAL EXEMPTION VALUE			29,951,607		AH
BASE TAXABLE VALUE			0		
TOTAL JUST VALUE			29,951,607		
NCON VALUE			0		
INCOME VALUE			29,951,607		
PREVIOUS YEAR MKT VALUE			29,951,607		

Quality	03	Quality Level 03		
DOR CODE	0300	MULTI-FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,512	100	8,512	672,380
FOP	64	30	19	1,501
FOP	64	30	19	1,501
FOP	64	30	19	1,501
FOP	64	30	19	1,501
FOP	64	30	19	1,501
FOP	64	30	19	1,501
FOP	64	30	19	1,501
FOP	64	30	19	1,501
FOP	64	30	19	1,501
FST	24	55	13	1,027
TOTALS	17,512		17,064	1,347,919



PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2517/0638	11/15/2021	SW	Q	I	01	43,636,100

GRANTOR: NASSAU CLUB PARTNERS
 GRANTEE: SRIT ENCLAVE ON WO
 1204/0217 1/27/2004 WD Q V 1,269,000
 GRANTOR: LIBERTY DEVELOPMENT F
 GRANTEE: NASSAU CLUB PARTNER

BUILDING NOTES

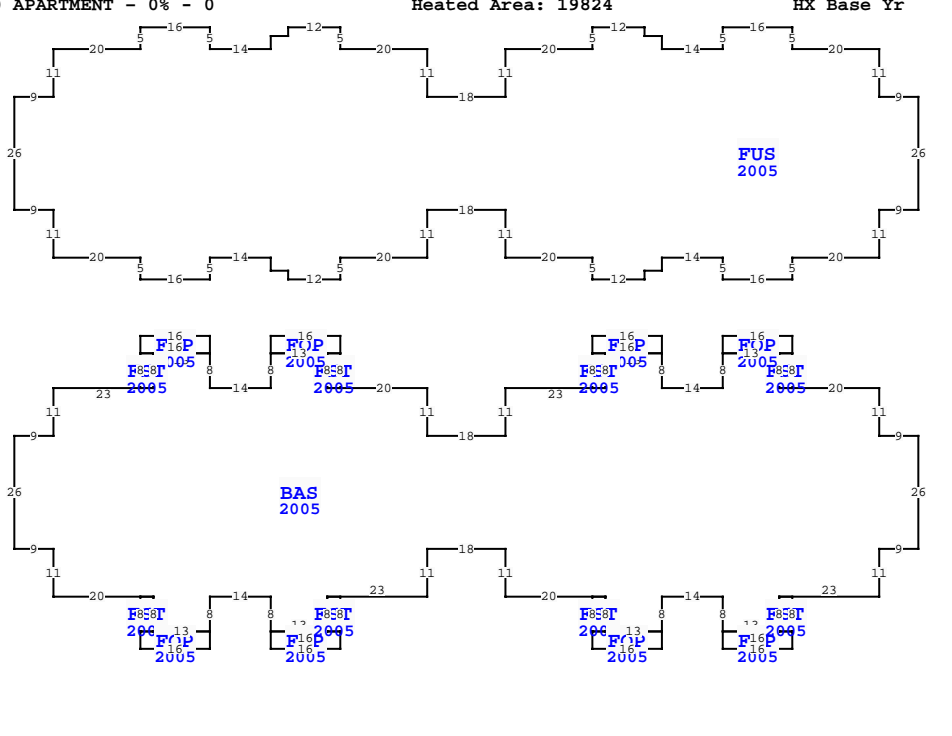
BUILDING DIMENSIONS

BAS=[YR=2005] W17FST=[YR=2005] N8W3S8E3\$W3 N8FOP=[YR=2005] E3N4W16S4E13\$W13S8 W14N8FOP=[YR=2005] N4W16S4E16\$W13 FST=[YR=2005] W3S8E3N8\$S8W37 FST=[YR=2005] N8W3S8E3\$W3N8FOP=[YR=2005] E3N4W16S4E13\$W13S8W14N8 FOP=[YR=2005] N4W16S4E16\$W13FST=[YR=2005] W3S8E3N8\$S8W20S48 E17FST=[YR=2005] S8E3N8W3\$E3S8FOP=[YR=2005] W3S4E16N4 W13\$E13N8E14S8FOP=[YR=2005] S4E16N4 W16\$E13FST=[YR=2005] E3N8W3S8\$N8E37 FST=[YR=2005] S8E3N8W3\$E3S8FOP=[YR=2005] W3S4E16N4W13\$E13N8E14S8 FOP=[YR=2005] S4E16N4W16\$E13FST=[YR=2005] E3N8W3S8\$N8E20N48\$ PTR=N30 FUS=[YR=2005] N48W17N5W16S5W14N3W4N2 W12S5W34 N5W12S2W4S3W14N5W16S5 W17S48 E17S5E16N5E14S5E16N5E34

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

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 CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	10 ABOVE AVG 100			
Roof Structur	04 WOOD TRUSS 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	14 CARPET 70			
Interior Floor	08 SHT VINYL 30			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	3 100			
Bathrooms	2 100			
Frame	02 WOOD FRAME 100			
Story Height	0 100			
RMS	0 100			
Units	16 100			
Quality	03 Quality Level 03			
DOR CODE	0300 MULTI-FAMILY			
MAP NUM	MKT AREA 04			
NEIGHBORHOOD/LOC	4005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	10,024	100	10,024	791,082
FOP	64	30	19	1,500
FOP	64	30	19	1,500
FOP	64	30	19	1,500
FOP	64	30	19	1,500
FOP	64	30	19	1,500
FOP	64	30	19	1,500
FOP	64	30	19	1,500
FOP	64	30	19	1,500
FOP	64	30	19	1,500
FST	24	55	13	1,026
TOTALS	20,528		20,080	1,584,688

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0301	03	20,080	101.4720	86.25	1,731,900	2005	2005	0	0	0	8.50	91.50
10 APARTMENT - 0% - 0 Heated Area: 19824 HX Base Yr												
												
BLD DATE 01/12/2021 KK LGL DATE 01/12/2021 KK XF DATE 01/12/2021 KK LAND DATE 01/12/2021 KK INC DATE AG DATE												

NASSAU COUNTY PROPERTY		PAGE 10 of 15	4
VALUATION SUMMARY			
VALUATION BY			DIRECT_CAP
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		27,854,995	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		29,951,607	
SOH/AGL Deduction		0	
ASSESSED VALUE		29,951,607	
TOTAL EXEMPTION VALUE	AH	29,951,607	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		29,951,607	
NCON VALUE		0	
INCOME VALUE		29,951,607	
PREVIOUS YEAR MKT VALUE		29,951,607	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

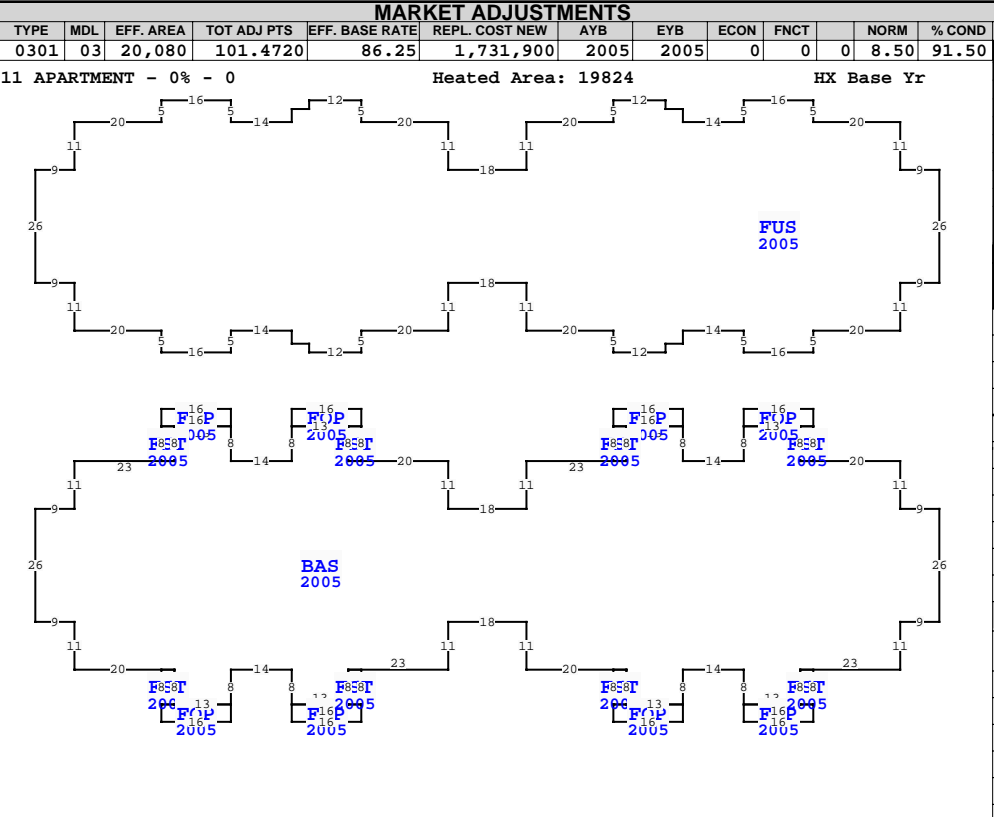
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2517/0638	11/15/2021	SW	Q	I	01	43,636,100
GRANTOR: NASSAU CLUB PARTNERS						
GRANTEE: SREIT ENCLAVE ON WO						
1204/0217	1/27/2004	WD	Q	V		1,269,000
GRANTOR: LIBERTY DEVELOPMENT F						
GRANTEE: NASSAU CLUB PARTNER						

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

BUILDING NOTES																
BUILDING DIMENSIONS																
BAS=[YR=2005] W20FST=[YR=2005] N8W3S8E3\$W3 N8FOP=[YR=2005] E3N4W16S4E13\$W13S8 W14N8FOP=[YR=2005] N4W16S4E16\$W13 FST=[YR=2005] W3S8E3N8\$S8W23S11W18 N11W20FST=[YR=2005] N8W3S8E3\$W3N8 FOP=[YR=2005] E3N4W16S4E13\$W13S8W14 N8FOP=[YR=2005] N4W16S4E16\$W13 FST=[YR=2005] W3S8E3N8\$S8W23S11W9S26 E9S11E20FST=[YR=2005] S8E3N8W3\$E3S8 FOP=[YR=2005] W3S4E16N4W13\$E13N8E14 S8FOP=[YR=2005] S4E16N4W16\$E13 FST=[YR=2005] E3N8W3S8\$N8E23N11 E18 S11E20FST=[YR=2005] E3S8W3N8\$E3S8 FOP=[YR=2005] W3S4E16N4W13\$E13N8E14 S8FOP=[YR=2005] S4E16N4W16\$E13 FST=[YR=2005] E3N8W3S8\$N8E23N11E9N26 W9N11\$ PTR=N30 FUS=[YR=2005] N11E9 N26W9N11W20N5W16S5W14N3W4N2W12																

LAND DESCRIPTION																								
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

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		16 100



NASSAU COUNTY PROPERTY PAGE 11 of 15 4

VALUATION SUMMARY

VALUATION BY		DIRECT_CAP
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		27,854,995
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		29,951,607
SOH/AGL Deduction		0
ASSESSED VALUE		29,951,607
TOTAL EXEMPTION VALUE AH		29,951,607
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		29,951,607
NCON VALUE		0
INCOME VALUE		29,951,607
PREVIOUS YEAR MKT VALUE		29,951,607

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2517/0638	11/15/2021	SW	Q	I	01	43,636,100

GRANTOR: NASSAU CLUB PARTNERS
 GRANTEE: SREIT ENCLAVE ON WO
 1204/0217 1/27/2004 WD Q V 1,269,000
 GRANTOR: LIBERTY DEVELOPMENT F
 GRANTEE: NASSAU CLUB PARTNER

** This building has 18 Sub-Areas

BLD DATE	01/12/2021	KK	LGL DATE	01/12/2021	KK
XF DATE	01/12/2021	KK	LAND DATE		
INC DATE			AG DATE		

95150 WOODBRIDGE PKWY, FERNANDINA BEACH

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

BUILDING NOTES

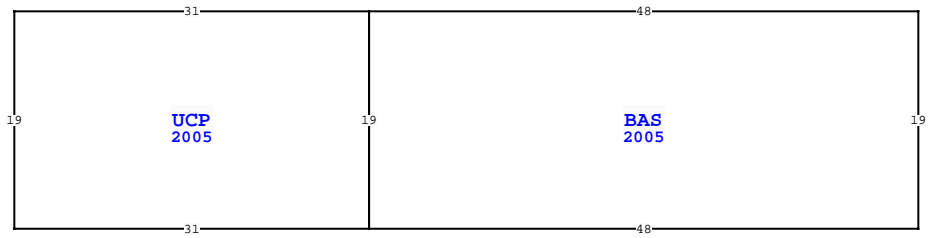
BUILDING DIMENSIONS

BAS=[YR=2005] W20FST=[YR=2005] N8W3S8E3\$W3 N8FOP=[YR=2005] E3N4W16S4E13\$W13S8 W14N8FOP=[YR=2005] N4W16S4E16\$W13
 FST=[YR=2005] W3S8E3N8\$S8W23S11W18 N11W20FST=[YR=2005] N8W3S8E3\$W3N8 FOP=[YR=2005] E3N4W16S4E13\$W13S8W14
 N8FOP=[YR=2005] N4W16S4E16\$W13 FST=[YR=2005] W3S8E3N8\$S8W23S11W9S26 E9S11E20FST=[YR=2005] S8E3N8W3\$E3S8
 FOP=[YR=2005] W3S4E16N4W13\$E13N8E14 S8FOP=[YR=2005] S4E16N4W16\$E13 FST=[YR=2005] E3N8W3S8\$N8E23N11 E18
 S11E20FST=[YR=2005] E3S8W3N8\$E3S8 FOP=[YR=2005] W3S4E16N4W13\$E13N8E14 S8FOP=[YR=2005] S4E16N4W16\$E13
 FST=[YR=2005] E3N8W3S8\$N8E23N11E9N26 W9N11\$ PTR=N30
 FUS=[YR=2005] N11E9 N26W9N11W20N5W16S5W14N3W4N2W12

LAND DESCRIPTION

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

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structure	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	03	CONC FINSH	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Fixtures		3	100
Frame	02	WOOD FRAME	100
Story Height		8	100
RMS		2	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0300	MULTI-FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	912	100	912
UCP	589	20	118
TOTALS	1,501		1,030
			26,134

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0304	04	1,030	85.9950	27.73	28,562	2005	2005	0	0	8.50	91.50
15 APART/GAR - 0% - 0 Heated Area: 912 HX Base Yr											
											
BLD DATE 01/12/2021 KK LGL DATE 01/12/2021 KK XF DATE 01/12/2021 KK LAND DATE 01/12/2021 KK INC DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 15 of 15
VALUATION BY			DIRECT_CAP
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			27,854,995
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			29,951,607
SOH/AGL Deduction			0
ASSESSED VALUE			29,951,607
TOTAL EXEMPTION VALUE	AH		29,951,607
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			29,951,607
NCON VALUE			0
INCOME VALUE			29,951,607
PREVIOUS YEAR MKT VALUE			29,951,607
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2517/0638	11/15/2021	SW	Q	I	01	43,636,100
GRANTOR: NASSAU CLUB PARTNERS						
GRANTEE: SREIT ENCLAVE ON WO						
1204/0217	1/27/2004	WD	Q	V		1,269,000
GRANTOR: LIBERTY DEVELOPMENT F						
GRANTEE: NASSAU CLUB PARTNER						

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
95150 WOODBRIDGE PKWY, FERNANDINA BEACH																
TOTAL OB/XF 0																

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2005] W48UCP=[YR=2005] W31S19E31 N19S19E48N19S.

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