PT JOHN LOW GRANT
SEC 37-2N-27E & PT JOHN D
VAUGHAN GRANT SEC 38-2N-27E IN

BW AMELIA LLC
C/O BEACHWOLD PARTNERS LP, 192 LEXINGTON AVE STE 901
NEW YORK, NY 10016

2024

37-2N-27-0000-0001-0110

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		24 100
Frame	02	WOOD FRAME 100
Story Height		13 100
RMS		10 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

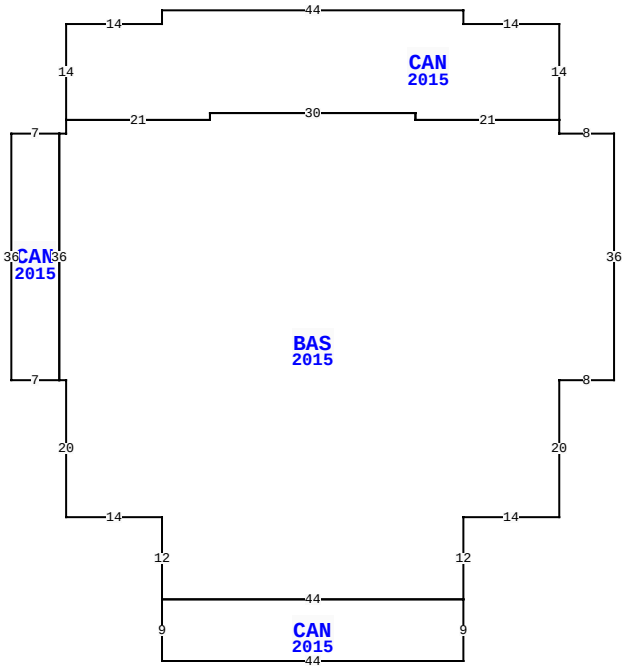
DOR CODE	0300	MULTI-FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,058	100	5,058	802,480
CAN	252	30	76	12,058
CAN	396	30	119	18,880
CAN	1,066	30	320	50,770
TOTALS	6,772		5,573	884,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0303	04	5,573	153.2938	164.41	916,257	2015	2015	0	0	0	3.50	96.50

1 CLUB HOUSE – 0% - 0 Heated Area: 5058 HX Base Yr



86016 CHRISTIAN WAY, YULEE

BLD DATE	04/08/2022	KK	LGL DATE	
XF DATE	04/08/2022	KK	LAND DATE	04/08/2022 KK
INC DATE	04/29/2024	REA	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	50,989,306
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	53,672,954
SOH/AGL Deduction	1,478,318
ASSESSED VALUE	52,194,636
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,194,636
TOTAL JUST VALUE	53,672,954
NCON VALUE	0
INCOME VALUE	53,672,954
PREVIOUS YEAR MKT VALUE	58,687,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529766	BLDG 12 TYPE 1	2,611,333	04/04/2016
B1529767	BLDG 13 TYPE 1	2,611,333	04/04/2016
B1529762	BLDG 8 TYPE 2	2,797,975	03/30/2016
B1529772	BLDG 19 GARAGE 5B	221,364	03/29/2016
B1529765	BLDG 11 TYPE 1	2,611,333	03/21/2016
B1529770	BLDG 17 GARAGE 5D	161,004	03/04/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2204/0589	6/19/2018	SW	Q	I	01	51,300,000
GRANTOR: THE RESERVE AMELIA LL						
GRANTEE: BW AMELIA LLC						
1964/1815	2/23/2015	MS	U	I	11	0
GRANTOR: LFW RESERVE LLC						
GRANTEE: THE RESERVE AMELIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W8 N2 CAN=[YR=2015] N14 W14 N2 W44 S2 W14 S14 E21 N1 E30 S1 E21$ W21 N1 W30 S1 W21 S2 W1 CAN=[YR=2015] W7 S36 E7 N36$ S36 E1 S20 E14 S12 CAN=[YR=2015] S9 E44 N9 W44$ E44 N12 E14 N20 E8 N36$.

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	0861	POOL GUNIT	0	0	0	0	1,893.00	SF	85.00	85.00	100	2015	2015	3	78	125,506	
2	0855	CONC PAVER	0	0	0	0	8,193.00	SF	10.00	10.00	100	2015	2015	3	95	77,834	
3	0462	ST/AL FNC	0	0	0	0	1,800.00	SF	10.00	10.00	100	2015	2015	3	78	14,040	
4	0810	CONCRETE A	0	0	0	0	360.00	SF	6.50	6.50	100	2015	2015	3	95	2,223	
5	0649	LIGHTS-GD	0	0	0	0	10.00	SF	225.00	225.00	100	2015	2015	3	70	1,575	
6	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	97	1,940	
7	0966	FIRE SPRNK	0	0	0	0	5,058.00	SF	3.00	3.00	100	2015	2015	3	95	14,415	
8	0803	ASPHALT C	0	0	0	0	13,044.00	SF	2.00	2.00	100	2015	2015	3	76	19,827	
9	0812	CONCRETE C	0	0	0	0	3,661.00	SF	4.00	4.00	100	2015	2015	3	95	13,912	
10	0400	CONC CURB	0	0	0	0	825.00	LF	15.00	15.00	100	2015	2015	3	97	12,004	

TOTAL OB/XF 283,276

LAND DESCRIPTION

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	000300	C	MULTI-FAM	0		RG-2	0.00	0.00	300.00	UT		1.00	1.00	1.00	15,000.00	15,000.00	2,934,377							

REVIEW DATE 04/08/2022 BY KK Total Acres: 0.00 Total Land Value: 2,683,648 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

PT JOHN LOW GRANT
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VAUGHAN GRANT SEC 38-2N-27E IN

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NEW YORK, NY 10016

2024

37-2N-27-0000-0001-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	21	STONE 40
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		7 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

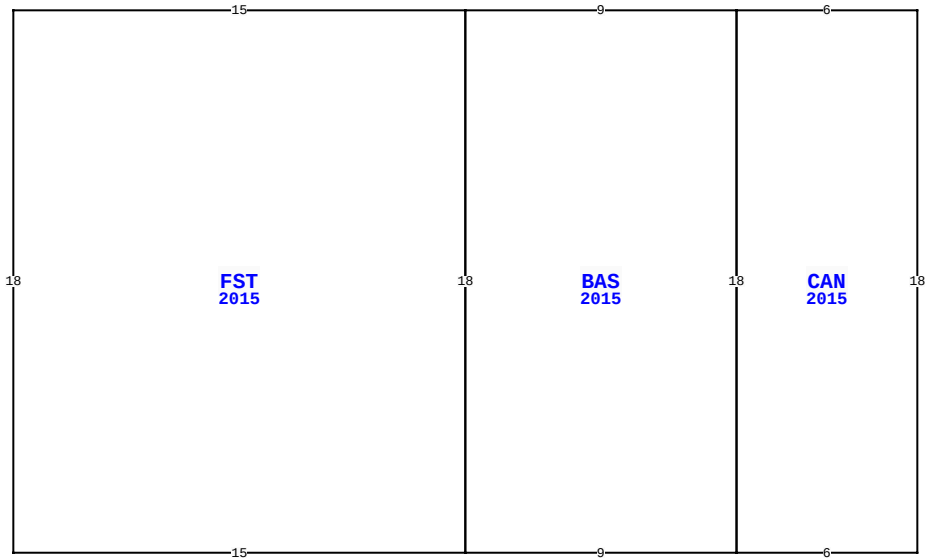
DOR CODE	0300	MULTI-FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	162	100	162	4,649
CAN	108	30	32	919
FST	270	50	135	3,874
TOTALS	540		329	9,441

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0304	04	329	92.4084	29.80	9,804	2015	2015	0	0	0	3.70	96.30

2 APART/GAR – 0% - 0 Heated Area: 162 HX Base Yr



86016 CHRISTIAN WAY, YULEE

BLD DATE	04/08/2022	KK	LGL DATE	
XF DATE	04/08/2022	KK	LAND DATE	04/08/2022 KK
INC DATE	04/29/2024	REA	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	50,989,306
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	53,672,954
SOH/AGL Deduction	1,478,318
ASSESSED VALUE	52,194,636
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,194,636
TOTAL JUST VALUE	53,672,954
NCON VALUE	0
INCOME VALUE	53,672,954
PREVIOUS YEAR MKT VALUE	58,687,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529769	BLDG 16 GARAGE 5C	223,380	02/24/2016
B1529760	BLDG 6 TYPE 2	2,791,975	02/23/2016
B1529768	BLDG 15 GARAGE 5A	172,329	02/23/2016
B1529759	BLDG 5 TYPE 1	2,605,333	02/22/2016
B1529761	BLDG 7 TYPE 2	2,791,975	02/22/2016
B1529575	BLDG 3	0	12/14/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2204/0589	6/19/2018	SW	Q	I	01	51,300,000
GRANTOR: THE RESERVE AMELIA LL						
GRANTEE: BW AMELIA LLC						
1964/1815	2/23/2015	MS	U	I	11	0
GRANTOR: LFW RESERVE LLC						
GRANTEE: THE RESERVE AMELIA						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=2015] W6 BAS=[YR=2015] W9 FST=[YR=2015] W15 S18 E15 N18$ S18 E9 N18$ S18 E6 N18$.

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
11	0092	AUTO GATE	0	0	0	0	2.00	UT	3,500.00	3,500.00	100	2015	2015	3	70	4,900	
12	0855	CONC PAVER	0	0	0	0	7,402.00	SF	10.00	10.00	100	2015	2015	3	95	70,319	
13	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	2015	2015	3	89	4,503	
14	0972	ST LGHT UN	0	0	0	0	9.00	UT	2,530.00	2,530.00	100	2015	2015	3	89	20,265	
15	0975	ST LT/ARM	0	0	0	0	4.00	UT	500.00	500.00	100	2015	2015	3	89	1,780	
16	0920	CWALL-WD/M	0	0	0	0	440.00	LF	390.00	390.00	100	2015	2015	3	70	120,120	
17	0424	CL FNC 6'	0	0	0	0	80.00	LF	20.00	20.00	100	2015	2015	3	89	1,424	
18	0810	CONCRETE A	0	0	20	20	400.00	SF	6.50	6.50	100	2015	2015	3	95	2,470	
19	0462	ST/AL FNC	0	0	0	0	3,870.00	SF	10.00	10.00	100	2015	2015	3	78	30,186	
20	0423	CL FNC 5'	0	0	0	0	1,700.00	LF	6.85	6.85	100	2015	2015	3	89	10,364	

TOTAL OB/XF 266,331

LAND DESCRIPTION

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

REVIEW DATE 04/08/2022 BY KK Total Acres: 0.00 Total Land Value: 2,683,648 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

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NEW YORK, NY 10016

2024

37-2N-27-0000-0001-0110

NASSAU COUNTY PROPERTY

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 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		0 100
Units		24 100
Quality	05	Quality Level 05

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	24,168	100	24,168	4,641,802
CAN	1,840	30	552	106,020
FEP	2,116	80	1,693	325,164
FSP	1,704	55	937	179,964
FST	232	55	128	24,584
PTO	96	5	5	960
TOTALS	30,156		27,483	5,278,493

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0302	03	27,483	116.0520	199.03	5,469,941	2015	2015	0	0	0	3.50	96.50

3 APART/LUX – 0% - 0 Heated Area: 25861 HX Base Yr

86016 CHRISTIAN WAY, YULEE

BLD DATE	04/08/2022	KK	LGL DATE	
XF DATE	04/08/2022	KK	LAND DATE	04/08/2022 KK
INC DATE	04/29/2024	REA	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	50,989,306
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	53,672,954
SOH/AGL Deduction	1,478,318
ASSESSED VALUE	52,194,636
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,194,636
TOTAL JUST VALUE	53,672,954
NCON VALUE	0
INCOME VALUE	53,672,954
PREVIOUS YEAR MKT VALUE	58,687,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529758	BLDG 4	0	12/14/2015
B1529763	BLDG 9	0	12/14/2015
B1529764	BLDG 10	0	12/14/2015
B1529775	RENTBLDG	0	10/29/2015
B1529754	BLDG 1	0	10/15/2015
B1529756	BLDG 2	0	10/15/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2204/0589	6/19/2018	SW	Q	I	01	51,300,000
GRANTOR: THE RESERVE AMELIA LL						
GRANTEE: BW AMELIA LLC						
1964/1815	2/23/2015	MS	U	I	11	0
GRANTOR: LFW RESERVE LLC						
GRANTEE: THE RESERVE AMELIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] 24168$ FSP=[YR=2015] 1704$ FEP=[YR=2015] 2116$ FST=[YR=2015] 232$ PTO=[YR=2015] 96$ CAN=[YR=2015] 1840$.

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
21	0811	CONCRETE B	0	0	30	25	750.00	SF	5.20	5.20	100	2015	2015	3	95	3,705	
22	0819	CONC 12"	0	0	0	0	312.00	SF	9.50	9.50	100	2015	2015	3	95	2,816	
23	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2015	2015	3	89	2,252	
24	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	2015	2015	3	100	200	
25	1123	CB 8"	0	0	0	0	600.00	SF	6.15	6.15	100	2015	2015	3	95	3,506	
26	0810	CONCRETE A	0	0	0	0	456.00	SF	6.50	6.50	100	2015	2015	3	95	2,816	
27	0810	CONCRETE A	0	0	0	0	197.00	SF	6.50	6.50	100	2015	2015	3	95	1,216	
28	0463	FENCE GATE	0	0	0	0	4.00	UT	450.00	450.00	100	2015	2015	3	89	1,602	
29	0803	ASPHALT C	0	0	0	0	32,579.00	SF	2.00	2.00	100	2015	2015	3	76	49,520	
30	0812	CONCRETE C	0	0	0	0	12,502.00	SF	4.00	4.00	100	2015	2015	3	95	47,508	

TOTAL OB/XF 115,141

LAND DESCRIPTION

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

REVIEW DATE 04/08/2022 **BY** KK Total Acres: 0.00 Total Land Value: 2,683,648 Market: 0 Agricultural: 0 Common: 0 **PRINTED** 08/06/2024 BY SYS

PT JOHN LOW GRANT
SEC 37-2N-27E & PT JOHN D
VAUGHAN GRANT SEC 38-2N-27E IN

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NEW YORK, NY 10016

2024

37-2N-27-0000-0001-0110

NASSAU COUNTY PROPERTY

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 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		0 100
Units		24 100
Quality	05	Quality Level 05

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	25,077	100	25,077	4,958,196
CAN	2,040	30	612	121,004
FEP	2,376	80	1,901	375,864
FSP	1,620	55	891	176,168
FST	174	55	96	18,981
PTO	264	5	13	2,571
TOTALS	31,551		28,590	5,652,782

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0302	03	28,590	119.4720	204.89	5,857,805	2015	2015	0	0	0	3.50	96.50

4 APART/LUX – 0% - 0 Heated Area: 26978 HX Base Yr

86016 CHRISTIAN WAY, YULEE

BLD DATE	04/08/2022	KK	LGL DATE	
XF DATE	04/08/2022	KK	LAND DATE	04/08/2022 KK
INC DATE	04/29/2024	REA	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	50,989,306
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	53,672,954
SOH/AGL Deduction	1,478,318
ASSESSED VALUE	52,194,636
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,194,636
TOTAL JUST VALUE	53,672,954
NCON VALUE	0
INCOME VALUE	53,672,954
PREVIOUS YEAR MKT VALUE	58,687,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529774	LEASEOFF	0	10/15/2015
B1530552	TRASH CONTAINER	58,000	06/01/2015
M1521082	BLDG 2 APT TYPE 3	0	05/01/2015
M1521085	BLDG 3 APT TYPE 2	0	05/01/2015
M1521086	BLDG 4 APT TYPE 1	0	05/01/2015
M1521087	BLDG 5 APT TYPE 1	0	05/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2204/0589	6/19/2018	SW	Q	I	01	51,300,000
GRANTOR: THE RESERVE AMELIA LL						
GRANTEE: BW AMELIA LLC						
1964/1815	2/23/2015	MS	U	I	11	0
GRANTOR: LFW RESERVE LLC						
GRANTEE: THE RESERVE AMELIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] 25077$ FSP=[YR=2015] 1620$ PTO=[YR=2015] 264$ CAN=[YR=2015] 2040$ FEP=[YR=2015] 2376$ FST=[YR=2015] 174$.

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
31	0400	CONC CURB	0	0	0	0	1,129.00	LF	15.00	15.00	100	2015	2015	3	97	16,427	
32	0803	ASPHALT C	0	0	0	0	40,568.00	SF	2.00	2.00	100	2015	2015	3	76	61,663	
33	0400	CONC CURB	0	0	0	0	1,376.00	LF	15.00	15.00	100	2015	2015	3	97	20,021	
34	0966	FIRE SPRNK	0	0	0	0	24,168.00	SF	3.00	3.00	100	2015	2015	3	95	68,879	
35	0966	FIRE SPRNK	0	0	0	0	25,077.00	SF	3.00	3.00	100	2015	2015	3	95	71,469	
36	0966	FIRE SPRNK	0	0	0	0	24,168.00	SF	3.00	3.00	100	2015	2015	3	95	68,879	
37	0966	FIRE SPRNK	0	0	0	0	22,524.00	SF	3.00	3.00	100	2015	2015	3	95	64,193	
38	0966	FIRE SPRNK	0	0	0	0	22,524.00	SF	3.00	3.00	100	2015	2015	3	95	64,193	
39	0966	FIRE SPRNK	0	0	0	0	13,884.00	SF	3.00	3.00	100	2015	2015	3	95	39,569	
40	0350	CARPORT WD	0	0	0	0	713.00	SF	22.75	22.75	100	2015	2015	3	70	11,355	

LAND DESCRIPTION

TOTAL OB/XF 486,648

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

REVIEW DATE 04/08/2022 **BY** KK Total Acres: 0.00 Total Land Value: 2,683,648 Market: 0 Agricultural: 0 Common: 0 **PRINTED** 08/06/2024 BY SYS

PT JOHN LOW GRANT
SEC 37-2N-27E & PT JOHN D
VAUGHAN GRANT SEC 38-2N-27E IN

BW AMELIA LLC
C/O BEACHWOLD PARTNERS LP, 192 LEXINGTON AVE STE 901
NEW YORK, NY 10016

2024

37-2N-27-0000-0001-0110

NASSAU COUNTY PROPERTY

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 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		0 100
Units		24 100
Quality	05	Quality Level 05

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	24,168	100	24,168	4,641,802
CAN	1,840	30	552	106,020
FEP	2,116	80	1,693	325,164
FSP	1,704	55	937	179,964
FST	232	55	128	24,584
PTO	96	5	5	960
TOTALS	30,156		27,483	5,278,493

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0302	03	27,483	116.0520	199.03	5,469,941	2015	2015	0	0	0	3.50	96.50

5 APART/LUX – 0% - 0 Heated Area: 25861 HX Base Yr

BLD DATE	04/08/2022	KK	LGL DATE
XF DATE	04/08/2022	KK	LAND DATE 04/08/2022 KK
INC DATE	04/29/2024	REA	AG DATE

86016 CHRISTIAN WAY, YULEE

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	50,989,306
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	53,672,954
SOH/AGL Deduction	1,478,318
ASSESSED VALUE	52,194,636
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,194,636
TOTAL JUST VALUE	53,672,954
NCON VALUE	0
INCOME VALUE	53,672,954
PREVIOUS YEAR MKT VALUE	58,687,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1521088	BLDG 6 APT TYPE 2	0	05/01/2015
M1521089	BLDG 7 APT TYPE 2	0	05/01/2015
M1521090	BLDG 8 APT TYPE 2	0	05/01/2015
M1521091	BLDG 9 APT TYPE 1	0	05/01/2015
M1521092	BLDG 10 APT TYPE	0	05/01/2015
M1521093	BLDG 11 APT TYPE	0	05/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2204/0589	6/19/2018	SW	Q	I	01	51,300,000
GRANTOR: THE RESERVE AMELIA LL						
GRANTEE: BW AMELIA LLC						
1964/1815	2/23/2015	MS	U	I	11	0
GRANTOR: LFW RESERVE LLC						
GRANTEE: THE RESERVE AMELIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] 24168$ FSP=[YR=2015] 1704$ FEP=[YR=2015] 2116$ FST=[YR=2015] 232$ CAN=[YR=2015] 1840$ PTO=[YR=2015] 96$.

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
41	0402	CONC BUMPE	0	0	0	0	33.00	UT	25.00	25.00	100	2015	2015	3	97	800	
42	0812	CONCRETE C	0	0	0	0	1,170.00	SF	4.00	4.00	100	2016	2016	3	96	4,493	
43	0400	CONC CURB	0	0	0	0	83.00	LF	15.00	15.00	100	2016	2016	3	97	1,208	
44	0803	ASPHALT C	0	0	0	0	12,402.00	SF	2.00	2.00	100	2016	2016	3	78	19,347	
45	0400	CONC CURB	0	0	0	0	709.00	LF	15.00	15.00	100	2016	2016	3	97	10,316	
46	0812	CONCRETE C	0	0	0	0	1,232.00	SF	4.00	4.00	100	2016	2016	3	96	4,731	
47	0400	CONC CURB	0	0	0	0	264.00	LF	15.00	15.00	100	2016	2016	3	97	3,841	
48	0803	ASPHALT C	0	0	0	0	4,294.00	SF	2.00	2.00	100	2016	2016	3	78	6,699	
49	0803	ASPHALT C	0	0	0	0	4,332.00	SF	2.00	2.00	100	2016	2016	3	78	6,758	
50	0400	CONC CURB	0	0	0	0	260.00	LF	15.00	15.00	100	2016	2016	3	97	3,783	

TOTAL OB/XF 61,976

LAND DESCRIPTION

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

REVIEW DATE 04/08/2022 BY KK Total Acres: 0.00 Total Land Value: 2,683,648 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

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2024

37-2N-27-0000-0001-0110

NASSAU COUNTY PROPERTY

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 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		0 100
Units		24 100
Quality	05	Quality Level 05

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	22,524	100	22,524	4,453,419
CAN	1,578	30	473	93,521
FEP	1,992	80	1,594	315,164
FSP	1,620	55	891	176,168
FST	216	55	119	23,529
PTO	120	5	6	1,186
TOTALS	28,050		25,607	5,062,986

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0302	03	25,607	119.4720	204.89	5,246,618	2015	2015	0	0	0	3.50	96.50

6 APART/LUX – 0% - 0 Heated Area: 24118 HX Base Yr

86016 CHRISTIAN WAY, YULEE

BLD DATE	04/08/2022	KK	LGL DATE	
XF DATE	04/08/2022	KK	LAND DATE	04/08/2022 KK
INC DATE	04/29/2024	REA	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	50,989,306
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	53,672,954
SOH/AGL Deduction	1,478,318
ASSESSED VALUE	52,194,636
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,194,636
TOTAL JUST VALUE	53,672,954
NCON VALUE	0
INCOME VALUE	53,672,954
PREVIOUS YEAR MKT VALUE	58,687,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1521094	BLDG 12 APT TYPE	0	05/01/2015
M1521095	BLDG 13 APT TYPE	0	05/01/2015
E1529092	BLDG 1 APT TYPE 2	0	04/01/2015
E1529093	BLDG 2 APT TYPE 3	0	04/01/2015
E1529094	BLDG 10 APT TYPE	0	04/01/2015
E1528877	BLDG 5 APT TYPE 1	0	03/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2204/0589	6/19/2018	SW	Q	I	01	51,300,000
GRANTOR: THE RESERVE AMELIA LL						
GRANTEE: BW AMELIA LLC						
1964/1815	2/23/2015	MS	U	I	11	0
GRANTOR: LFW RESERVE LLC						
GRANTEE: THE RESERVE AMELIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] 22524$ FSP=[YR=2015] 1620$ FEP=[YR=2015] 1992$ FST=[YR=2015] 216$ CAN=[YR=2015] 1578$ PTO=[YR=2015] 120$.

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
51	0811	CONCRETE B	0	0	131	4	524.00	SF	5.20	5.20	100	2016	2016	3	96	2,616	
52	0812	CONCRETE C	0	0	0	0	1,984.00	SF	4.00	4.00	100	2016	2016	3	96	7,619	
53	0400	CONC CURB	0	0	0	0	173.00	LF	15.00	15.00	100	2016	2016	3	97	2,517	
54	0803	ASPHALT C	0	0	0	0	4,176.00	SF	2.00	2.00	100	2016	2016	3	78	6,515	
55	0400	CONC CURB	0	0	0	0	810.00	LF	15.00	15.00	100	2016	2016	3	97	11,786	
56	0803	ASPHALT C	0	0	0	0	7,315.00	SF	2.00	2.00	100	2016	2016	3	78	11,411	
57	0400	CONC CURB	0	0	0	0	290.00	LF	15.00	15.00	100	2016	2016	3	97	4,220	
58	0300	BOAT DCK W	0	0	0	0	445.00	SF	40.00	40.00	100	2016	2016	3	81	14,418	
59	0462	ST/AL FNC	0	0	0	0	2,110.00	SF	10.00	10.00	100	2016	2016	3	81	17,091	
60	0810	CONCRETE A	0	0	0	0	60.00	SF	6.50	6.50	100	2016	2016	3	96	374	

TOTAL OB/XF 78,567

LAND DESCRIPTION

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

REVIEW DATE 04/08/2022 **BY** KK Total Acres: 0.00 Total Land Value: 2,683,648 Market: 0 Agricultural: 0 Common: 0 **PRINTED** 08/06/2024 BY SYS

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NEW YORK, NY 10016

2024

37-2N-27-0000-0001-0110

NASSAU COUNTY PROPERTY

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 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		0 100
Units		24 100
Quality	05	Quality Level 05

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	22,524	100	22,524	4,453,419
CAN	1,578	30	473	93,521
FEP	1,992	80	1,594	315,164
FSP	1,620	55	891	176,168
FST	216	55	119	23,529
PTO	120	5	6	1,186
TOTALS	28,050		25,607	5,062,986

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0302	03	25,607	119.4720	204.89	5,246,618	2015	2015	0	0	0	3.50	96.50

7 APART/LUX – 0% - 0 Heated Area: 24118 HX Base Yr

BLD DATE	04/08/2022	KK	LGL DATE
XF DATE	04/08/2022	KK	LAND DATE 04/08/2022 KK
INC DATE	04/29/2024	REA	AG DATE

86016 CHRISTIAN WAY, YULEE

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	50,989,306
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	53,672,954
SOH/AGL Deduction	1,478,318
ASSESSED VALUE	52,194,636
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,194,636
TOTAL JUST VALUE	53,672,954
NCON VALUE	0
INCOME VALUE	53,672,954
PREVIOUS YEAR MKT VALUE	58,687,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1528878	BLDG 4 APT TYPE 1	0	03/01/2015
E1528879	BLDG 18 GARAGE 5B	0	03/01/2015
E1528880	BLDG 19 GARAGE 5B	0	03/01/2015
E1528881	BLDG 20 POOL BLDG	0	03/01/2015
E1528882	BLDG 9 TYPE 1	0	03/01/2015
E1528868	BLDG 17 GARAGE 5D	0	03/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2204/0589	6/19/2018	SW	Q	I	01	51,300,000
GRANTOR: THE RESERVE AMELIA LL						
GRANTEE: BW AMELIA LLC						
1964/1815	2/23/2015	MS	U	I	11	0
GRANTOR: LFW RESERVE LLC						
GRANTEE: THE RESERVE AMELIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] 22524$ FSP=[YR=2015] 1620$ FEP=[YR=2015] 1992$ FST=[YR=2015] 216$ PTO=[YR=2015] 120$ CAN=[YR=2015] 1578$.

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
61	0803	ASPHALT C	0	0	0	0	5,517.00	SF	2.00	2.00	100	2016	2016	3	78	8,607	
62	0812	CONCRETE C	0	0	0	0	3,282.00	SF	4.00	4.00	100	2016	2016	3	96	12,603	
63	0462	ST/AL FNC	0	0	0	0	516.00	SF	10.00	10.00	100	2016	2016	3	81	4,180	
64	0819	CONC 12"	0	0	0	0	52.00	SF	9.50	9.50	100	2016	2016	3	96	474	
65	0400	CONC CURB	0	0	0	0	239.00	LF	15.00	15.00	100	2016	2016	3	97	3,477	
66	0803	ASPHALT C	0	0	0	0	10,236.00	SF	2.00	2.00	100	2016	2016	3	78	15,968	
67	0812	CONCRETE C	0	0	206	5	1,030.00	SF	4.00	4.00	100	2016	2016	3	96	3,955	
68	0803	ASPHALT C	0	0	125	24	3,000.00	SF	2.00	2.00	100	2016	2016	3	78	4,680	
69	0400	CONC CURB	0	0	0	0	197.00	LF	15.00	15.00	100	2016	2016	3	97	2,866	
70	0400	CONC CURB	0	0	0	0	285.00	LF	15.00	15.00	100	2016	2016	3	97	4,147	

TOTAL OB/XF 60,957

LAND DESCRIPTION

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

REVIEW DATE 04/08/2022 BY KK Total Acres: 0.00 Total Land Value: 2,683,648 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

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 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		0 100
Units		12 100
Quality	05	Quality Level 05

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	13,884	100	13,884	2,803,008
CAN	2,114	30	634	127,997
FSP	1,068	55	587	118,508
FST	32	55	18	3,634
TOTALS	17,098		15,123	3,053,147

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0302	03	15,123	121.9872	209.21	3,163,883	2015	2015	0	0	0	3.50	96.50

8 APART/LUX – 0% - 0 Heated Area: 13884 HX Base Yr

86016 CHRISTIAN WAY, YULEE

BLD DATE	04/08/2022	KK	LGL DATE	
XF DATE	04/08/2022	KK	LAND DATE	04/08/2022 KK
INC DATE	04/29/2024	REA	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	50,989,306
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	53,672,954
SOH/AGL Deduction	1,478,318
ASSESSED VALUE	52,194,636
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,194,636
TOTAL JUST VALUE	53,672,954
NCON VALUE	0
INCOME VALUE	53,672,954
PREVIOUS YEAR MKT VALUE	58,687,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1528869	BLDG 16 GARAGE 5C	0	03/01/2015
E1528870	BLDG 15 GARAGE 5A	0	03/01/2015
E1528871	BLDG 13 APT TYPE	0	03/01/2015
E1528872	BLDG 12 APT TYPE	0	03/01/2015
E1528873	BLDG 11 APT TYPE	0	03/01/2015
E1528874	BLDG 7 APT TYPE 2	0	03/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2204/0589	6/19/2018	SW	Q	I	01	51,300,000
GRANTOR: THE RESERVE AMELIA LL						
GRANTEE: BW AMELIA LLC						
1964/1815	2/23/2015	MS	U	I	11	0
GRANTOR: LFW RESERVE LLC						
GRANTEE: THE RESERVE AMELIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] 13884$ FSP=[YR=2015] 1068$ FST=[YR=2015] 32$
CAN=[YR=2015] 2114$.

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
71	0402	CONC BUMPE	0	0	0	0	34.00	UT	25.00	25.00	100	2016	2016	3	97	825	
72	0803	ASPHALT C	0	0	0	0	19,263.00	SF	2.00	2.00	100	2016	2016	3	78	30,050	
73	0803	ASPHALT C	0	0	0	0	22,997.00	SF	2.00	2.00	100	2016	2016	3	78	35,875	
74	0803	ASPHALT C	0	0	0	0	5,770.00	SF	2.00	2.00	100	2016	2016	3	78	9,001	
75	0400	CONC CURB	0	0	0	0	144.00	LF	15.00	15.00	100	2016	2016	3	97	2,095	
76	0810	CONCRETE A	0	0	0	0	184.00	SF	6.50	6.50	100	2016	2016	3	96	1,148	
77	0810	CONCRETE A	0	0	51	5	255.00	SF	6.50	6.50	100	2016	2016	3	96	1,591	
78	0803	ASPHALT C	0	0	0	0	10,660.00	SF	2.00	2.00	100	2016	2016	3	78	16,630	
79	0812	CONCRETE C	0	0	0	0	2,273.00	SF	4.00	4.00	100	2016	2016	3	96	8,728	
80	0400	CONC CURB	0	0	0	0	310.00	LF	15.00	15.00	100	2016	2016	3	97	4,511	

LAND DESCRIPTION

TOTAL OB/XF 110,454

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

REVIEW DATE 04/08/2022 **BY** KK Total Acres: 0.00 Total Land Value: 2,683,648 Market: 0 Agricultural: 0 Common: 0 **PRINTED** 08/06/2024 BY SYS

PT JOHN LOW GRANT
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2024

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NASSAU COUNTY PROPERTY

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	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		11 100
RMS		0 100
Stories	1.	1. 100
Units		16 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

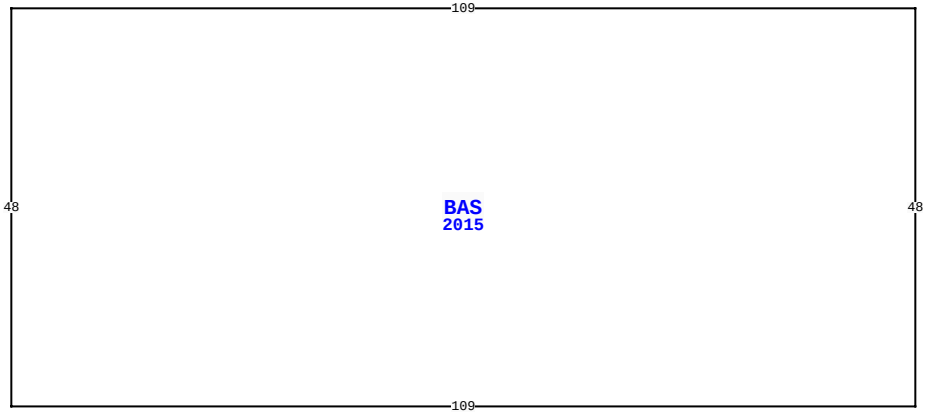
DOR CODE	0300	MULTI-FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,232	100	5,232	162,120
TOTALS	5,232		5,232	162,120

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0304	04	5,232	99.5602	32.11	168,000	2015	2015	0	0	0	3.50	96.50

9 APART/GAR – 0% - 0 Heated Area: 5232 HX Base Yr



86016 CHRISTIAN WAY, YULEE

BLD DATE	04/08/2022	KK	LGL DATE	
XF DATE	04/08/2022	KK	LAND DATE	04/08/2022 KK
INC DATE	04/29/2024	REA	AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	50,989,306
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	53,672,954
SOH/AGL Deduction	1,478,318
ASSESSED VALUE	52,194,636
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,194,636
TOTAL JUST VALUE	53,672,954
NCON VALUE	0
INCOME VALUE	53,672,954
PREVIOUS YEAR MKT VALUE	58,687,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1528875	BLDG 6 APT TYPE 2	0	03/01/2015
E1528876	BLDG 8 APT TYPE 2	0	03/01/2015
P1517910	NEW CONSTR	0	01/01/2015
P1517911	NEW CONSTR	0	01/01/2015
P1517912	NEW CONSTR	0	01/01/2015
P1517913	NEW CONSTR	0	01/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2204/0589	6/19/2018	SW	Q	I	01	51,300,000
GRANTOR: THE RESERVE AMELIA LL						
GRANTEE: BW AMELIA LLC						
1964/1815	2/23/2015	MS	U	I	11	0
GRANTOR: LFW RESERVE LLC						
GRANTEE: THE RESERVE AMELIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W109 S48 E109 N48$.

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
81	0402	CONC BUMPE	0	0	0	0	15.00	UT	25.00	25.00	100	2016	2016	3	97	364	
82	0803	ASPHALT C	0	0	0	0	8,304.00	SF	2.00	2.00	100	2016	2016	3	78	12,954	
83	0812	CONCRETE C	0	0	0	0	1,340.00	SF	4.00	4.00	100	2016	2016	3	96	5,146	
84	0400	CONC CURB	0	0	0	0	124.00	LF	15.00	15.00	100	2016	2016	3	97	1,804	
85	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	2016	2016	3	97	97	
86	0803	ASPHALT C	0	0	0	0	12,648.00	SF	2.00	2.00	100	2016	2016	3	78	19,731	
87	0812	CONCRETE C	0	0	0	0	1,860.00	SF	4.00	4.00	100	2016	2016	3	96	7,142	
88	0400	CONC CURB	0	0	0	0	121.00	LF	15.00	15.00	100	2016	2016	3	97	1,761	
89	0402	CONC BUMPE	0	0	0	0	6.00	UT	25.00	25.00	100	2016	2016	3	97	146	
90	0803	ASPHALT C	0	0	0	0	6,782.00	SF	2.00	2.00	100	2016	2016	3	78	10,580	

TOTAL OB/XF 59,725

LAND DESCRIPTION

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

REVIEW DATE 04/08/2022 BY KK Total Acres: 0.00 Total Land Value: 2,683,648 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

PT JOHN LOW GRANT
SEC 37-2N-27E & PT JOHN D
VAUGHAN GRANT SEC 38-2N-27E IN

BW AMELIA LLC
C/O BEACHWOLD PARTNERS LP, 192 LEXINGTON AVE STE 901
NEW YORK, NY 10016

2024

37-2N-27-0000-0001-0110

NASSAU COUNTY PROPERTY

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 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		0 100
Units		24 100
Quality	05	Quality Level 05

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	22,524	100	22,524	4,476,494
CAN	1,578	30	473	94,006
FEP	1,992	80	1,594	316,797
FSP	1,620	55	891	177,080
FST	216	55	119	23,651
PTO	120	5	6	1,192
TOTALS	28,050		25,607	5,089,219

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0302	03	25,607	119.4720	204.89	5,246,618	2016	2016	0	0	0	3.00	97.00

10 APART/LUX – 0% - 0 Heated Area: 24118 HX Base Yr

86016 CHRISTIAN WAY, YULEE

BLD DATE	04/08/2022	KK	LGL DATE	
XF DATE	04/08/2022	KK	LAND DATE	04/08/2022 KK
INC DATE	04/29/2024	REA	AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	50,989,306
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	53,672,954
SOH/AGL Deduction	1,478,318
ASSESSED VALUE	52,194,636
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,194,636
TOTAL JUST VALUE	53,672,954
NCON VALUE	0
INCOME VALUE	53,672,954
PREVIOUS YEAR MKT VALUE	58,687,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P1517926	NEW CONSTR	0	01/01/2015
P1517927	NEW CONSTR	0	01/01/2015
P1517928	NEW CONSTR	0	01/01/2015
P1517929	NEW CONSTR	0	01/01/2015
P1517956	NEW CONSTR	0	01/01/2015
P1517957	NEW CONSTR	0	01/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2204/0589	6/19/2018	SW	Q	I	01	51,300,000
GRANTOR: THE RESERVE AMELIA LL						
GRANTEE: BW AMELIA LLC						
1964/1815	2/23/2015	MS	U	I	11	0
GRANTOR: LFW RESERVE LLC						
GRANTEE: THE RESERVE AMELIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] 22524$ FSP=[YR=2016] 1620$ FEP=[YR=2016] 1992$ FST=[YR=2016] 216$ CAN=[YR=2016] 1578$ PTO=[YR=2016] 120$.

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
91	0810	CONCRETE A	0	0	51	5	255.00	SF	6.50	6.50	100	2016	2016	3	96	1,591	
92	0400	CONC CURB	0	0	0	0	207.00	LF	15.00	15.00	100	2016	2016	3	97	3,012	
93	0803	ASPHALT C	0	0	0	0	16,578.00	SF	2.00	2.00	100	2016	2016	3	78	25,862	
94	0810	CONCRETE A	0	0	28	5	140.00	SF	6.50	6.50	100	2016	2016	3	96	874	
95	0092	AUTO GATE	0	0	0	0	3.00	UT	3,500.00	3,500.00	100	2016	2016	3	74	7,770	
96	0400	CONC CURB	0	0	0	0	894.00	LF	15.00	15.00	100	2016	2016	3	97	13,008	
97	0819	CONC 12"	0	0	29	4	116.00	SF	9.50	9.50	100	2016	2016	3	96	1,058	
98	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00	450.00	100	2016	2016	3	90	1,620	
99	0463	FENCE GATE	0	0	0	0	5.00	UT	300.00	300.00	100	2016	2016	3	90	1,350	
100	0810	CONCRETE A	0	0	8	6	48.00	SF	6.50	6.50	100	2016	2016	3	96	300	

LAND DESCRIPTION

TOTAL OB/XF 56,445

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

REVIEW DATE 04/08/2022 BY KK Total Acres: 0.00 Total Land Value: 2,683,648 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

PT JOHN LOW GRANT
SEC 37-2N-27E & PT JOHN D
VAUGHAN GRANT SEC 38-2N-27E IN

BW AMELIA LLC
C/O BEACHWOLD PARTNERS LP, 192 LEXINGTON AVE STE 901
NEW YORK, NY 10016

2024

37-2N-27-0000-0001-0110

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 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		0 100
Units		24 100
Quality	05	Quality Level 05

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	24,168	100	24,168	4,665,852
CAN	1,840	30	552	106,569
FEP	2,116	80	1,693	326,849
FSP	1,704	55	937	180,896
FST	232	55	128	24,712
PTO	96	5	5	965
TOTALS	30,156		27,483	5,305,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0302	03	27,483	116.0520	199.03	5,469,941	2016	2016	0	0	0	3.00	97.00

11 APART/LUX – 0% - 0 Heated Area: 25861 HX Base Yr

86016 CHRISTIAN WAY, YULEE

BLD DATE	04/08/2022	KK	LGL DATE	
XF DATE	04/08/2022	KK	LAND DATE	04/08/2022 KK
INC DATE	04/29/2024	REA	AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	50,989,306
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	53,672,954
SOH/AGL Deduction	1,478,318
ASSESSED VALUE	52,194,636
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,194,636
TOTAL JUST VALUE	53,672,954
NCON VALUE	0
INCOME VALUE	53,672,954
PREVIOUS YEAR MKT VALUE	58,687,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P1517958	NEW CONSTR	0	01/01/2015
P1517959	NEW CONSTR	0	01/01/2015
P1518007	NEW CONSTR	0	01/01/2015
P1518008	NEW CONSTR	0	01/01/2015
P1518009	NEW CONSTR	0	01/01/2015
B1529754	BLDG 1 TYPE 2	2,791,975	01/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2204/0589	6/19/2018	SW	Q	I	01	51,300,000
GRANTOR: THE RESERVE AMELIA LL						
GRANTEE: BW AMELIA LLC						
1964/1815	2/23/2015	MS	U	I	11	0
GRANTOR: LFW RESERVE LLC						
GRANTEE: THE RESERVE AMELIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] 24168$ FSP=[YR=2016] 1704$ FEP=[YR=2016] 2116$ FST=[YR=2016] 232$ CAN=[YR=2016] 1840$ PTO=[YR=2016] 96$.

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
101	0423	CL FNC 5'	0	0	0	0	296.00	LF	6.85	6.85	100	2016	2016	3	90	1,825	
102	0424	CL FNC 6'	0	0	0	0	28.00	LF	20.00	20.00	100	2016	2016	3	90	504	
103	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	90	270	
104	0812	CONCRETE C	0	0	575	5	2,875.00	SF	4.00	4.00	100	2016	2016	3	96	11,040	
105	0972	ST LGHT UN	0	0	0	0	21.00	UT	2,530.00	2,530.00	100	2016	2016	3	90	47,817	
106	0462	ST/AL FNC	0	0	0	0	1,295.00	SF	10.00	10.00	100	2016	2016	3	81	10,490	
107	0423	CL FNC 5'	0	0	0	0	887.00	LF	6.85	6.85	100	2016	2016	3	90	5,468	
108	0975	ST LT/ARM	0	0	0	0	6.00	UT	500.00	500.00	100	2016	2016	3	90	2,700	
109	0966	FIRE SPRNK	0	0	0	0	22,524.00	SF	3.00	3.00	100	2016	2016	3	96	64,869	
110	0966	FIRE SPRNK	0	0	0	0	24,168.00	SF	3.00	3.00	100	2016	2016	3	96	69,604	

LAND DESCRIPTION

TOTAL OB/XF 214,587

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

REVIEW DATE 04/08/2022 **BY** KK Total Acres: 0.00 Total Land Value: 2,683,648 Market: 0 Agricultural: 0 Common: 0 **PRINTED 08/06/2024 BY SYS**

PT JOHN LOW GRANT
SEC 37-2N-27E & PT JOHN D
VAUGHAN GRANT SEC 38-2N-27E IN

BW AMELIA LLC
C/O BEACHWOLD PARTNERS LP, 192 LEXINGTON AVE STE 901
NEW YORK, NY 10016

2024

37-2N-27-0000-0001-0110

NASSAU COUNTY PROPERTY

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 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		0 100
Units		24 100
Quality	05	Quality Level 05

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	24,168	100	24,168	4,665,852
CAN	1,840	30	552	106,569
FEP	2,116	80	1,693	326,849
FSP	1,704	55	937	180,896
FST	232	55	128	24,712
PTO	96	5	5	965
TOTALS	30,156		27,483	5,305,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0302	03	27,483	116.0520	199.03	5,469,941	2016	2016	0	0	0	3.00	97.00

12 APART/LUX – 0% - 0 Heated Area: 25861 HX Base Yr

86016 CHRISTIAN WAY, YULEE

BLD DATE	04/08/2022	KK	LGL DATE	
XF DATE	04/08/2022	KK	LAND DATE	04/08/2022 KK
INC DATE	04/29/2024	REA	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	50,989,306
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	53,672,954
SOH/AGL Deduction	1,478,318
ASSESSED VALUE	52,194,636
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,194,636
TOTAL JUST VALUE	53,672,954
NCON VALUE	0
INCOME VALUE	53,672,954
PREVIOUS YEAR MKT VALUE	58,687,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529755	COMM SWIM POOL	290,000	01/01/2015
B1529756	BLDG 2 TYPE 3	3,073,331	01/01/2015
B1529757	BLDG 3 TYPE 2	2,791,975	01/01/2015
B1529758	BLDG 4 TYPE 1	2,605,333	01/01/2015
B1529759	BLDG 5 TYPE 1	2,605,333	01/01/2015
B1529760	BLDG 6 TYPE 2	2,791,975	01/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2204/0589	6/19/2018	SW	Q	I	01	51,300,000
GRANTOR: THE RESERVE AMELIA LL						
GRANTEE: BW AMELIA LLC						
1964/1815	2/23/2015	MS	U	I	11	0
GRANTOR: LFW RESERVE LLC						
GRANTEE: THE RESERVE AMELIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] 24168$ FSP=[YR=2016] 1704$ FEP=[YR=2016] 2116$ FST=[YR=2016] 232$ CAN=[YR=2016] 1840$ PTO=[YR=2016] 96$.

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
111	0966	FIRE SPRNK	0	0	0	0	24,168.00	SF	3.00	3.00	100	2016	2016	3	96	69,604	
112	0966	FIRE SPRNK	0	0	0	0	24,168.00	SF	3.00	3.00	100	2016	2016	3	96	69,604	
113	0966	FIRE SPRNK	0	0	0	0	22,524.00	SF	3.00	3.00	100	2016	2016	3	96	64,869	
114	0966	FIRE SPRNK	0	0	0	0	22,524.00	SF	3.00	3.00	100	2016	2016	3	96	64,869	
115	0966	FIRE SPRNK	0	0	0	0	22,524.00	SF	3.00	3.00	100	2016	2016	3	96	64,869	
116	0423	CL FNC 5'	0	0	0	0	679.00	LF	6.85	6.85	100	2016	2016	3	90	4,186	
117	0475	VF 4 SBPL	0	0	0	0	53.00	LF	14.00	14.00	100	2021	2021	3	98	727	
118	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	98	294	

LAND DESCRIPTION

TOTAL OB/XF 339,022

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

REVIEW DATE 04/08/2022 **BY** KK Total Acres: 0.00 Total Land Value: 2,683,648 Market: 0 Agricultural: 0 Common: 0 **PRINTED 08/06/2024 BY SYS**

PT JOHN LOW GRANT
SEC 37-2N-27E & PT JOHN D
VAUGHAN GRANT SEC 38-2N-27E IN

BW AMELIA LLC
C/O BEACHWOLD PARTNERS LP, 192 LEXINGTON AVE STE 901
NEW YORK, NY 10016

2024

37-2N-27-0000-0001-0110

NASSAU COUNTY PROPERTY

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 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		0 100
Units		24 100
Quality	05	Quality Level 05

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	24,168	100	24,168	4,665,852
CAN	1,840	30	552	106,569
FEP	2,116	80	1,693	326,849
FSP	1,704	55	937	180,896
FST	232	55	128	24,712
PTO	96	5	5	965
TOTALS	30,156		27,483	5,305,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0302	03	27,483	116.0520	199.03	5,469,941	2016	2016	0	0	0	3.00	97.00

13 APART/LUX – 0% - 0 Heated Area: 25861 HX Base Yr

86016 CHRISTIAN WAY, YULEE

BLD DATE	04/08/2022	KK	LGL DATE	
XF DATE	04/08/2022	KK	LAND DATE	04/08/2022 KK
INC DATE	04/29/2024	REA	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	50,989,306
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	53,672,954
SOH/AGL Deduction	1,478,318
ASSESSED VALUE	52,194,636
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,194,636
TOTAL JUST VALUE	53,672,954
NCON VALUE	0
INCOME VALUE	53,672,954
PREVIOUS YEAR MKT VALUE	58,687,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529761	BLDG 7 TYPE 2	2,791,975	01/01/2015
B1529762	BLDG 8 TYPE 2	2,791,975	01/01/2015
B1529763	BLDG 9 TYPE 1	2,605,333	01/01/2015
B1529764	BLDG 10 TYPE 4	1,539,426	01/01/2015
B1529765	BLDG 11 TYPE 1	2,605,333	01/01/2015
B1529766	BLDG 12 TYPE 1	2,605,333	01/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2204/0589	6/19/2018	SW	Q	I	01	51,300,000
GRANTOR: THE RESERVE AMELIA LL						
GRANTEE: BW AMELIA LLC						
1964/1815	2/23/2015	MS	U	I	11	0
GRANTOR: LFW RESERVE LLC						
GRANTEE: THE RESERVE AMELIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] 24168$ FSP=[YR=2016] 1704$ FEP=[YR=2016] 2116$ FST=[YR=2016] 232$ CAN=[YR=2016] 1840$ PTO=[YR=2016] 96$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/08/2022 **BY** KK Total Acres: 0.00 Total Land Value: 2,683,648 Market: 0 Agricultural: 0 Common: 0 **PRINTED 08/06/2024 BY SYS**

PT JOHN LOW GRANT
SEC 37-2N-27E & PT JOHN D
VAUGHAN GRANT SEC 38-2N-27E IN

BW AMELIA LLC
C/O BEACHWOLD PARTNERS LP, 192 LEXINGTON AVE STE 901
NEW YORK, NY 10016

2024

37-2N-27-0000-0001-0110

NASSAU COUNTY PROPERTY

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 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		0 100
Units		24 100
Quality	05	Quality Level 05

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	22,524	100	22,524	4,476,494
CAN	1,578	30	473	94,006
FEP	1,992	80	1,594	316,797
FSP	1,620	55	891	177,080
FST	216	55	119	23,651
PTO	120	5	6	1,192
TOTALS	28,050		25,607	5,089,219

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0302	03	25,607	119.4720	204.89	5,246,618	2016	2016	0	0	0	3.00	97.00

14 APART/LUX – 0% - 0 Heated Area: 24118 HX Base Yr

86016 CHRISTIAN WAY, YULEE

BLD DATE	04/08/2022	KK	LGL DATE	
XF DATE	04/08/2022	KK	LAND DATE	04/08/2022 KK
INC DATE	04/29/2024	REA	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	50,989,306
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	53,672,954
SOH/AGL Deduction	1,478,318
ASSESSED VALUE	52,194,636
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,194,636
TOTAL JUST VALUE	53,672,954
NCON VALUE	0
INCOME VALUE	53,672,954
PREVIOUS YEAR MKT VALUE	58,687,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529767	BLDG 13 TYPE 1	2,605,333	01/01/2015
B1529768	BLDG 15 GARAGE 5A	172,329	01/01/2015
B1529769	BLDG 16 GARAGE 5C	223,380	01/01/2015
B1529770	BLDG 17 GARAGE 5D	161,004	01/01/2015
B1529771	BLDG 18 GARAGE 5B	221,364	01/01/2015
B1529772	BLDG 19 GARAGE 5B	221,364	01/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2204/0589	6/19/2018	SW	Q	I	01	51,300,000
GRANTOR: THE RESERVE AMELIA LL						
GRANTEE: BW AMELIA LLC						
1964/1815	2/23/2015	MS	U	I	11	0
GRANTOR: LFW RESERVE LLC						
GRANTEE: THE RESERVE AMELIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] 22524$ FSP=[YR=2016] 1620$ FEP=[YR=2016] 1992$ FST=[YR=2016] 216$ CAN=[YR=2016] 1578$ PTO=[YR=2016] 120$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/08/2022 BY KK Total Acres: 0.00 Total Land Value: 2,683,648 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

PT JOHN LOW GRANT
SEC 37-2N-27E & PT JOHN D
VAUGHAN GRANT SEC 38-2N-27E IN

BW AMELIA LLC
C/O BEACHWOLD PARTNERS LP, 192 LEXINGTON AVE STE 901
NEW YORK, NY 10016

2024

37-2N-27-0000-0001-0110

NASSAU COUNTY PROPERTY

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 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		0 100
Units		24 100
Quality	05	Quality Level 05

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	22,524	100	22,524	4,476,494
CAN	1,578	30	473	94,006
FEP	1,992	80	1,594	316,797
FSP	1,620	55	891	177,080
FST	216	55	119	23,651
PTO	120	5	6	1,192
TOTALS	28,050		25,607	5,089,219

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0302	03	25,607	119.4720	204.89	5,246,618	2016	2016	0	0	0	3.00	97.00

15 APART/LUX – 0% - 0 Heated Area: 24118 HX Base Yr

86016 CHRISTIAN WAY, YULEE

BLD DATE	04/08/2022	KK	LGL DATE	
XF DATE	04/08/2022	KK	LAND DATE	04/08/2022 KK
INC DATE	04/29/2024	REA	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	50,989,306
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	53,672,954
SOH/AGL Deduction	1,478,318
ASSESSED VALUE	52,194,636
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,194,636
TOTAL JUST VALUE	53,672,954
NCON VALUE	0
INCOME VALUE	53,672,954
PREVIOUS YEAR MKT VALUE	58,687,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529773	BLDG 21 MAIL PAVI	19,091	01/01/2015
B1529774	BLDG 14 CLUBHOUSE	800,937	01/01/2015
B1529775	BLDG 20 POOL BLDG	22,737	01/01/2015
E1528651	RESERVE AT AMELIA	0	01/01/2015
E1528652	RESERVE AT AMELIA	0	01/01/2015
E1528653	RESERVE AT AMELIA	0	01/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2204/0589	6/19/2018	SW	Q	I	01	51,300,000
GRANTOR: THE RESERVE AMELIA LL						
GRANTEE: BW AMELIA LLC						
1964/1815	2/23/2015	MS	U	I	11	0
GRANTOR: LFW RESERVE LLC						
GRANTEE: THE RESERVE AMELIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] 22524$ FSP=[YR=2016] 1620$ FEP=[YR=2016] 1992$ FST=[YR=2016] 216$ CAN=[YR=2016] 1578$ PTO=[YR=2016] 120$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/08/2022 BY KK Total Acres: 0.00 Total Land Value: 2,683,648 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

PT JOHN LOW GRANT
SEC 37-2N-27E & PT JOHN D
VAUGHAN GRANT SEC 38-2N-27E IN

BW AMELIA LLC
C/O BEACHWOLD PARTNERS LP, 192 LEXINGTON AVE STE 901
NEW YORK, NY 10016

2024

37-2N-27-0000-0001-0110

NASSAU COUNTY PROPERTY

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 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		0 100
Units		24 100
Quality	05	Quality Level 05

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	22,524	100	22,524	4,476,494
CAN	1,578	30	473	94,006
FEP	1,992	80	1,594	316,797
FSP	1,620	55	891	177,080
FST	216	55	119	23,651
PTO	120	5	6	1,192
TOTALS	28,050		25,607	5,089,219

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0302	03	25,607	119.4720	204.89	5,246,618	2016	2016	0	0	0	3.00	97.00

16 APART/LUX – 0% - 0 Heated Area: 24118 HX Base Yr

86016 CHRISTIAN WAY, YULEE

BLD DATE	04/08/2022	KK	LGL DATE	
XF DATE	04/08/2022	KK	LAND DATE	04/08/2022 KK
INC DATE	04/29/2024	REA	AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	50,989,306
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	53,672,954
SOH/AGL Deduction	1,478,318
ASSESSED VALUE	52,194,636
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,194,636
TOTAL JUST VALUE	53,672,954
NCON VALUE	0
INCOME VALUE	53,672,954
PREVIOUS YEAR MKT VALUE	58,687,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1528654	RESERVE AT AMELIA	0	01/01/2015
E1528655	RESERVE AT AMELIA	0	01/01/2015
B1429608	RESERVE AT AMELIA	2,791,975	11/01/2014
IND089	WTRMGMT	0	06/27/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2204/0589	6/19/2018	SW	Q	I	01	51,300,000
GRANTOR: THE RESERVE AMELIA LL						
GRANTEE: BW AMELIA LLC						
1964/1815	2/23/2015	MS	U	I	11	0
GRANTOR: LFW RESERVE LLC						
GRANTEE: THE RESERVE AMELIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] 22524$ FSP=[YR=2016] 1620$ FEP=[YR=2016] 1992$ FST=[YR=2016] 216$ CAN=[YR=2016] 1578$ PTO=[YR=2016] 120$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/08/2022 BY KK Total Acres: 0.00 Total Land Value: 2,683,648 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

PT JOHN LOW GRANT
SEC 37-2N-27E & PT JOHN D
VAUGHAN GRANT SEC 38-2N-27E IN

BW AMELIA LLC
C/O BEACHWOLD PARTNERS LP, 192 LEXINGTON AVE STE 901
NEW YORK, NY 10016

2024

37-2N-27-0000-0001-0110

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	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		11 100
RMS		0 100
Stories	1.	1. 100
Units		12 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

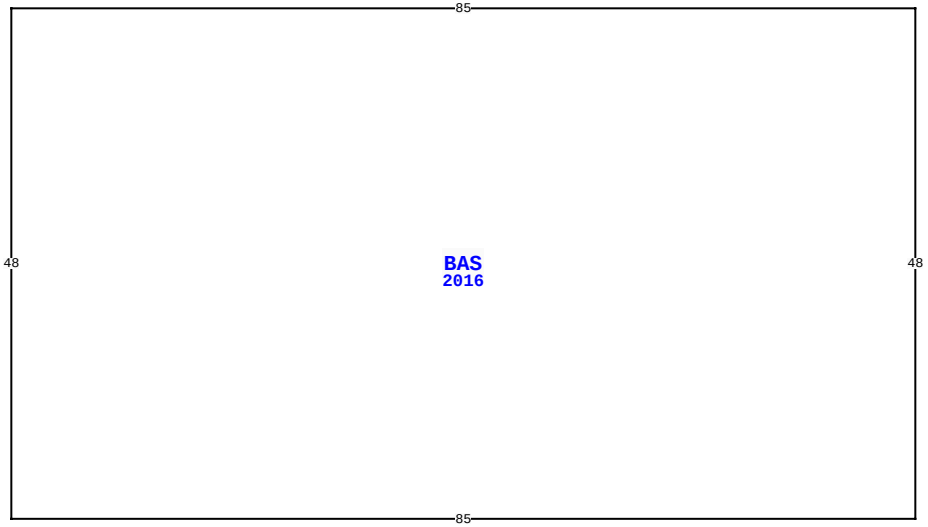
DOR CODE	0300	MULTI-FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,080	100	4,080	128,306
TOTALS	4,080		4,080	128,306

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0304	04	4,080	100.5362	32.42	132,274	2016	2016	0	0	0	3.00	97.00

17 APART/GAR – 0% - 0 Heated Area: 4080 HX Base Yr



86016 CHRISTIAN WAY, YULEE

BLD DATE	04/08/2022	KK	LGL DATE		
XF DATE	04/08/2022	KK	LAND DATE	04/08/2022	KK
INC DATE	04/29/2024	REA	AG DATE		

NASSAU COUNTY PROPERTY

PAGE 17 of 20 4

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	50,989,306
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	53,672,954
SOH/AGL Deduction	1,478,318
ASSESSED VALUE	52,194,636
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,194,636
TOTAL JUST VALUE	53,672,954
NCON VALUE	0
INCOME VALUE	53,672,954
PREVIOUS YEAR MKT VALUE	58,687,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2204/0589	6/19/2018	SW	Q	I	01	51,300,000
GRANTOR: THE RESERVE AMELIA LL						
GRANTEE: BW AMELIA LLC						
1964/1815	2/23/2015	MS	U	I	11	0
GRANTOR: LFW RESERVE LLC						
GRANTEE: THE RESERVE AMELIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W85 S48 E85 N48$.

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 0

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

REVIEW DATE 04/08/2022 BY KK Total Acres: 0.00 Total Land Value: 2,683,648 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

PT JOHN LOW GRANT
SEC 37-2N-27E & PT JOHN D
VAUGHAN GRANT SEC 38-2N-27E IN

BW AMELIA LLC
C/O BEACHWOLD PARTNERS LP, 192 LEXINGTON AVE STE 901
NEW YORK, NY 10016

2024

37-2N-27-0000-0001-0110

NASSAU COUNTY PROPERTY

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	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		11 100
RMS		0 100
Stories	1.	1. 100
Units		16 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

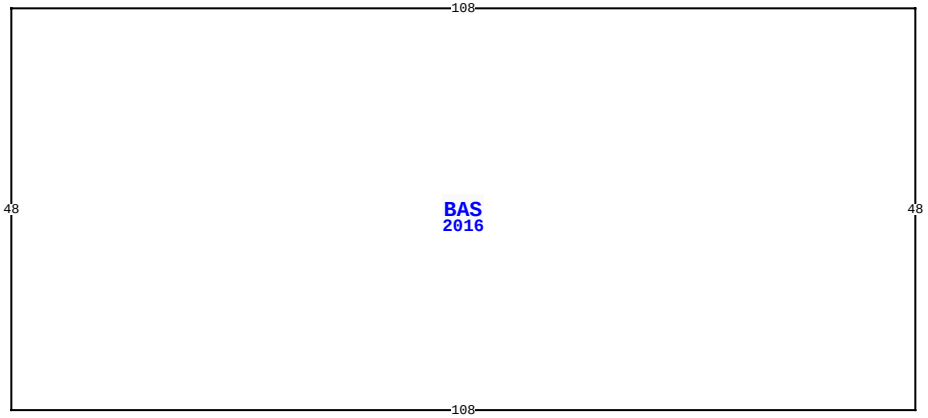
DOR CODE	0300	MULTI-FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,184	100	5,184	161,464
TOTALS	5,184		5,184	161,464

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0304	04	5,184	99.5602	32.11	166,458	2016	2016	0	0	0	3.00	97.00

18 APART/GAR – 0% - 0 Heated Area: 5184 HX Base Yr



86016 CHRISTIAN WAY, YULEE

BLD DATE	04/08/2022	KK	LGL DATE	
XF DATE	04/08/2022	KK	LAND DATE	04/08/2022 KK
INC DATE	04/29/2024	REA	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	50,989,306
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	53,672,954
SOH/AGL Deduction	1,478,318
ASSESSED VALUE	52,194,636
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,194,636
TOTAL JUST VALUE	53,672,954
NCON VALUE	0
INCOME VALUE	53,672,954
PREVIOUS YEAR MKT VALUE	58,687,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2204/0589	6/19/2018	SW	Q	I	01	51,300,000
GRANTOR: THE RESERVE AMELIA LL						
GRANTEE: BW AMELIA LLC						
1964/1815	2/23/2015	MS	U	I	11	0
GRANTOR: LFW RESERVE LLC						
GRANTEE: THE RESERVE AMELIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W108 S48 E108 N48$.

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 0

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

REVIEW DATE 04/08/2022 BY KK Total Acres: 0.00 Total Land Value: 2,683,648 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

PT JOHN LOW GRANT
SEC 37-2N-27E & PT JOHN D
VAUGHAN GRANT SEC 38-2N-27E IN

BW AMELIA LLC
C/O BEACHWOLD PARTNERS LP, 192 LEXINGTON AVE STE 901
NEW YORK, NY 10016

2024

37-2N-27-0000-0001-0110

NASSAU COUNTY PROPERTY

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	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		11 100
RMS		0 100
Stories	1.	1. 100
Units		10 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

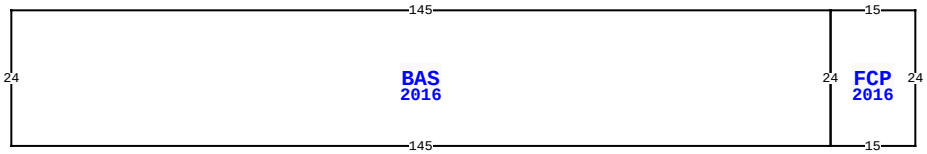
DOR CODE	0300	MULTI-FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,480	100	3,480	109,437
FCP	360	30	108	3,396
TOTALS	3,840		3,588	112,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0304	04	3,588	100.5362	32.42	116,323	2016	2016	0	0	0	3.00	97.00

19 APART/GAR – 0% - 0 Heated Area: 3480 HX Base Yr



86016 CHRISTIAN WAY, YULEE

BLD DATE	04/08/2022	KK	LGL DATE		
XF DATE	04/08/2022	KK	LAND DATE	04/08/2022	KK
INC DATE	04/29/2024	REA	AG DATE		

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	50,989,306
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	53,672,954
SOH/AGL Deduction	1,478,318
ASSESSED VALUE	52,194,636
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,194,636
TOTAL JUST VALUE	53,672,954
NCON VALUE	0
INCOME VALUE	53,672,954
PREVIOUS YEAR MKT VALUE	58,687,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2204/0589	6/19/2018	SW	Q	I	01	51,300,000
GRANTOR: THE RESERVE AMELIA LL						
GRANTEE: BW AMELIA LLC						
1964/1815	2/23/2015	MS	U	I	11	0
GRANTOR: LFW RESERVE LLC						
GRANTEE: THE RESERVE AMELIA						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2016] W15 BAS=[YR=2016] W145 S24 E145 N24$ S24 E15 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/08/2022 BY KK Total Acres: 0.00 Total Land Value: 2,683,648 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

PT JOHN LOW GRANT
SEC 37-2N-27E & PT JOHN D
VAUGHAN GRANT SEC 38-2N-27E IN

BW AMELIA LLC
C/O BEACHWOLD PARTNERS LP, 192 LEXINGTON AVE STE 901
NEW YORK, NY 10016

2024

37-2N-27-0000-0001-0110

NASSAU COUNTY PROPERTY

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	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		11 100
RMS		0 100
Stories	1.	1. 100
Units		16 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

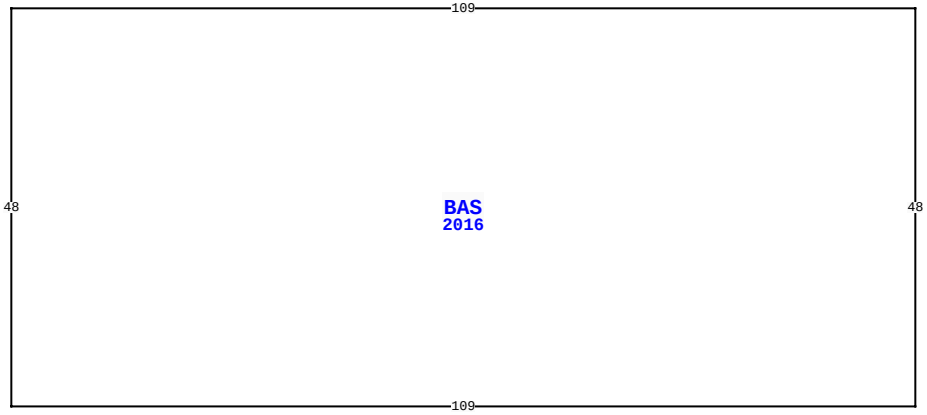
DOR CODE	0300	MULTI-FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,232	100	5,232	162,960
TOTALS	5,232		5,232	162,960

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0304	04	5,232	99.5602	32.11	168,000	2016	2016	0	0	0	3.00	97.00

20 APART/GAR – 0% - 0 Heated Area: 5232 HX Base Yr



86016 CHRISTIAN WAY, YULEE

BLD DATE	04/08/2022	KK	LGL DATE	
XF DATE	04/08/2022	KK	LAND DATE	04/08/2022 KK
INC DATE	04/29/2024	REA	AG DATE	

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1964/1815	2/23/2015	MS	U	I	11	0
GRANTOR: LFW RESERVE LLC						
GRANTEE: THE RESERVE AMELIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W109 S48 E109 N48$.

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 0

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

REVIEW DATE 04/08/2022 BY KK Total Acres: 0.00 Total Land Value: 2,683,648 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS