LOT 2
LAKESIDE RESERVE OR 2239/443

PR AMELIA ISLAND PROPCO LLC
C/O PGIM REAL ESTATE, ATTN FRANCES L FELICE
MADISON, NJ 07940

2025

00-00-30-0441-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

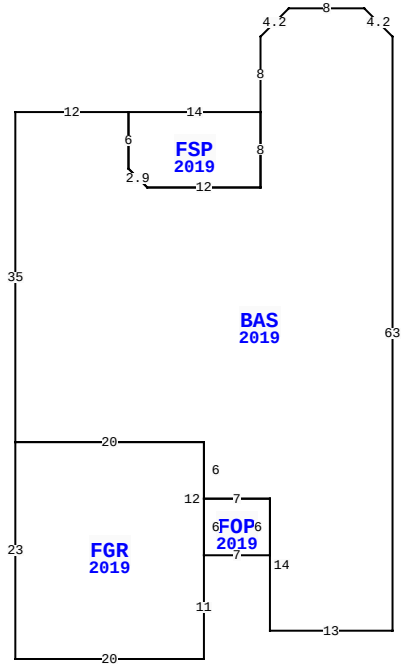
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,737	100	2019	1,737	273,059
FGR	460	55	2019	253	39,772
FOP	42	30	2019	13	2,043
FSP	110	40	2019	44	6,917
TOTALS	2,349			2,047	321,792

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,047	121.5249	160.41	328,359	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 0% - 0 Heated Area: 1737 HX Base Yr



725 LAKESIDE LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	321,792
TOTAL MARKET OB/XF VALUE	3,963
TOTAL LAND VALUE - MARKET	140,000
TOTAL MARKET VALUE	465,755
SOH/AGL Deduction	86,915
ASSESSED VALUE	378,840
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	378,840
TOTAL JUST VALUE	465,755
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	430,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190092	NEW CONSTR	0	01/25/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2525/1146	12/23/2021	QC	U	I	11	100
GRANTOR: THE ASPIRE AT AMELIA						
GRANTEE: PR AMELIA ISLAND PR						
2525/1141	12/23/2021	SW	Q	I	05	58,457,800
GRANTOR: THE ASPIRE AT AMELIA						
GRANTEE: PR AMELIA ISLAND PR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] U3 L3 W8 D3 L3 S8 FSP=[YR=2019] W14 S6 D2 R2 E12 N8$ S8 W12 U2 L2 N6 W12 S35 FGR=[YR=2019] S23 E20 N11 FOP=[YR=2019] E7 N6 W7 S6$ N12 W20$ E20 S6 E7 S14 E13 N63$.

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	0855	CONC PAVER	0	0	0	0	120.00	SF	10.00	10.00	100	2019	2019	3	97	1,164	
2	0810	CONCRETE A	0	0	0	0	384.00	SF	6.50	6.50	100	2019	2019	3	97	2,421	
3	0810	CONCRETE A	0	0	20	3	60.00	SF	6.50	6.50	100	2019	2019	3	97	378	

LAND DESCRIPTION

TOTAL OB/XF 3,963

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	000100	C	RES	0		RLM	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							

REVIEW DATE 10/09/2019 BY DJ Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 07/30/2025 BY SYS