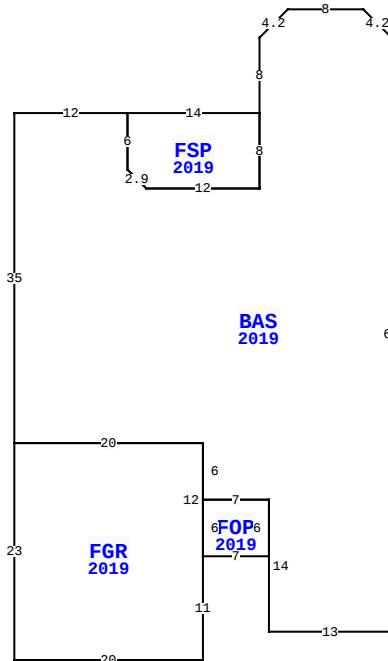


PR AMELIA ISLAND PROPCO LLC
C/O PGIM REAL ESTATE, ATTN FRANCES L FELICE
MADISON, NJ 07940

00-00-30-0441-0007-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
Exterior Wall	10	ABOVE AVG 100		0900	01	2,047	121.5249	160.41	328,359	2019	2019	0	0	0	2.00	98.00	VALUATION BY												
Roof Structure	03	GABLE/HIP 100		1 SNGL FAM - 0% - 0												STANDARD													
Roof Cover	03	COMP SHNGL 100		Heated Area: 1737												Tax Group: 2													
Interior Wall	05	DRYWALL 100		HX Base Yr												Tax Dist:													
Interior Floor	11	CLAY TILE 70														BUILDING MARKET VALUE													
Interior Floor	14	CARPET 30														TOTAL MARKET OB/XF VALUE													
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET													
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE													
Bedrooms		3 100														SOH/AGL Deduction													
Bathrooms		2 100														ASSESSED VALUE													
Frame	02	WOOD FRAME 100														TOTAL EXEMPTION VALUE													
Stories	1.	1. 100														BASE TAXABLE VALUE													
Units	0	0 100														TOTAL JUST VALUE													
Occupancy	00	NONE 100														NCON VALUE													
Quality		04	Quality Level 04		INCOME VALUE																								
DOR CODE		0100	SINGLE FAMILY		PREVIOUS YEAR MKT VALUE																								
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																								
EXTRA FEATURES		745 LAKESIDE LN, FERNANDINA BEACH																											
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	0855	CONC PAVER	0	0	0	108.00	SF	10.00	10.00	100	2019	2019	3	97	1,048														
2	0811	CONCRETE B	0	0	0	640.00	SF	5.20	5.20	100	2019	2019	3	97	3,228														
3	0810	CONCRETE A	0	0	20	60.00	SF	6.50	6.50	100	2019	2019	3	97	378														
TOTAL OB/XF 4,654																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	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																													