

LOT 18
LAKESIDE RESERVE OR 2239/443

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

2025

00-00-30-0441-0018-0000



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	PAGE 1 of 1 2														
Exterior Wall	10	ABOVE AVG 100	0900	01	2,244	124.5090	164.35	368,801	2019	2019	0	0	0	2.00	98.00	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 0% - 0													Heated Area: 1909													
Roof Cover	03	COMP SHNGL 100														HX Base Yr													
Interior Wall	05	DRYWALL 100																											
Interior Floop	11	CLAY TILE 100																											
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	1,909	100	2019	1,909	307,469																								
FGR	420	55	2019	231	37,206																								
FOP	48	30	2019	14	2,255																								
FSP	224	40	2019	90	14,496																								
TOTALS			2,601		2,244	361,425																							
EXTRA FEATURES						752 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	0	133.00	SF	10.00	10.00	100	2019	2019	3	97	1,290													
2	0810	CONCRETE A	0	0	0	0	432.00	SF	6.50	6.50	100	2019	2019	3	97	2,724													
3	0810	CONCRETE A	0	0	15	3	45.00	SF	6.50	6.50	100	2019	2019	3	97	284													
TOTAL OB/XF 4,298																													
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												
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																													

VALUATION BY STANDARD

Tax Group: 2 Tax Dist:

BUILDING MARKET VALUE 361,425

TOTAL MARKET OB/XF VALUE 4,298

TOTAL LAND VALUE - MARKET 140,000

TOTAL MARKET VALUE 505,723

SOH/AGL Deduction 90,153

ASSESSED VALUE 415,570

TOTAL EXEMPTION VALUE 0

BASE TAXABLE VALUE 415,570

TOTAL JUST VALUE 505,723

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 468,359

PERMIT NUM DESCRIPTION AMT ISSUED

20190081 NEW CONSTR 0 01/22/2019

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
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GRANTOR: THE ASPIRE AT AMELIA

GRANTEE: PR AMELIA ISLAND PR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W24 FSP=[YR=2019] W16 S14 E16 N14\$ S14 W16 S43 E11 FOP=[YR=2019] S6 E8 FGR=[YR=2019] S7 E21 N20 W21 S13\$ N6 W8\$ E8 N7 E21 N50\$.