

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

00-00-30-0441-0022-0000

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	2,034	125.5380	165.71	337,054	2019	2019	0	0	2.00	98.00	VALUATION BY													
Roof Structure	03	GABLE/HIP 100		1 SNGL FAM - 0% - 0												Heated Area: 1704													
Roof Cover	03	COMP SHNGL 100														HX Base Yr													
Interior Wall	05	DRYWALL 100																											
Interior Floor	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	1,704	100	2019	1,704	276,723																								
FGR	460	55	2019	253	41,087																								
FOP	42	30	2019	13	2,111																								
FOP	65	30	2019	20	3,248																								
FSP	110	40	2019	44	7,145																								
TOTALS				2,381			2,034	330,313																					
EXTRA FEATURES				736 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	560.00	SF	5.20	5.20	100	2019	2019	3	97	2,825														
3	0810	CONCRETE A	0	0	20	60.00	SF	6.50	6.50	100	2019	2019	3	97	378														
LAND DESCRIPTION																													
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					
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																													