LOT 24
LAKESIDE RESERVE OR 2239/443

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

2025

00-00-30-0441-0024-0000

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 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

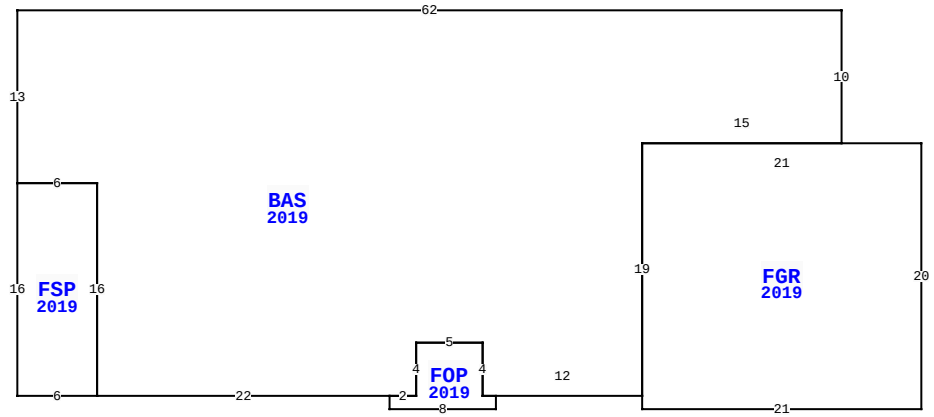
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2039.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,397	100	2019	1,397	237,189
FGR	420	55	2019	231	39,221
FOP	28	30	2019	8	1,358
FSP	96	40	2019	38	6,452
TOTALS	1,941			1,674	284,220

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,674	131.2500	173.25	290,020	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 0% - 0 Heated Area: 1397 HX Base Yr



701 LAKESIDE TER, 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	284,220
TOTAL MARKET OB/XF VALUE	3,399
TOTAL LAND VALUE - MARKET	140,000
TOTAL MARKET VALUE	427,619
SOH/AGL Deduction	83,691
ASSESSED VALUE	343,928
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	343,928
TOTAL JUST VALUE	427,619
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	393,951

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190466	CO ISSUED	0	12/30/2019
20190466	NEW CONSTR	219,541	08/21/2019

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

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	0811	CONCRETE B	0	0	0	0	599.00	SF	5.20	5.20	100	2019	2019	3	97	3,021	
2	0810	CONCRETE A	0	0	0	0	60.00	SF	6.50	6.50	100	2019	2019	3	97	378	

BUILDING DIMENSIONS

BAS=[YR=2019] W62 S13 FSP=[YR=2019] S16 E6 N16 W6$ E6 S16 E22
FOP=[YR=2019] S1 E8 N1 W1 N4 W5 S4 W2$ E2 N4 E5 S4 E12
FGR=[YR=2019] S1 E21 N20 W21 S19$ N19 E15 N10$.

LAND DESCRIPTION

TOTAL OB/XF 3,399

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 12/18/2019 BY DJ Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 07/30/2025 BY SYS