



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

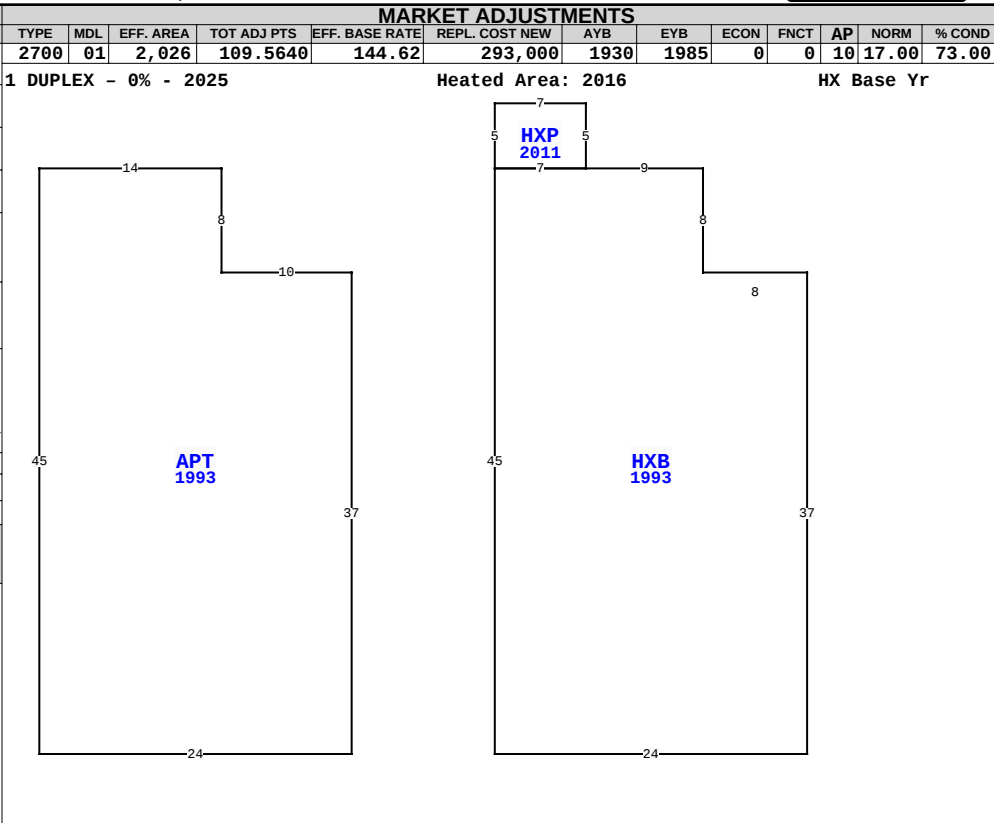
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1060.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,000	100	1993	1,000	105,573
HXB	1,016	100	1993	1,016	107,262
HXP	35	30	2011	10	1,056

TOTALS	2,051			2,026	213,890
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	1242	WD DECK A	0	0	0	0	135.00	SF	12.50
2	0810	CONCRETE A	0	0	4	4	16.00	SF	6.50
3	1241	WD DECK G	0	0	0	0	73.00	UT	14.38
4	0810	CONCRETE A	0	0	0	0	102.00	SF	6.50
5	0940	SHEDS/PORT	0	0	8	8	64.00	SF	37.50
6	1241	WD DECK G	0	0	0	0	132.00	UT	14.38
7	1241	WD DECK G	0	0	0	0	169.00	UT	14.38
8	0810	CONCRETE A	0	0	7	8	56.00	SF	6.50
9	0810	CONCRETE A	0	0	8	10	80.00	SF	6.50
10	0810	CONCRETE A	0	0	0	0	320.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAMILY	0	0006	C-1	50.00	160.00	14,800.00



MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
2700	01	2,026	109.5640	144.62	293,000	1930	1985	0	0
1 DUPLEX - 0% - 2025									
Heated Area: 2016									
HX Base Yr									
BLD DATE 05/03/2024 REA LGL DATE 03/12/2025 DC									
XF DATE AG DATE									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	1242	WD DECK A	0	0	0	0	135.00	SF	12.50
2	0810	CONCRETE A	0	0	4	4	16.00	SF	6.50
3	1241	WD DECK G	0	0	0	0	73.00	UT	14.38
4	0810	CONCRETE A	0	0	0	0	102.00	SF	6.50
5	0940	SHEDS/PORT	0	0	8	8	64.00	SF	37.50
6	1241	WD DECK G	0	0	0	0	132.00	UT	14.38
7	1241	WD DECK G	0	0	0	0	169.00	UT	14.38
8	0810	CONCRETE A	0	0	7	8	56.00	SF	6.50
9	0810	CONCRETE A	0	0	8	10	80.00	SF	6.50
10	0810	CONCRETE A	0	0	0	0	320.00	SF	6.50

TOTAL OB/XF									
4,634									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAMILY	0	0006	C-1	50.00	160.00	14,800.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 3									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					684,286				
TOTAL MARKET OB/XF VALUE					5,794				
TOTAL LAND VALUE - MARKET					621,600				
TOTAL MARKET VALUE					1,311,680				
SOH/AGL Deduction					0				
ASSESSED VALUE					1,311,680				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					1,311,680				
TOTAL JUST VALUE					1,311,680				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					1,248,910				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121623	CHANGE TUB TO SHO	1,900	08/09/2012
20120945	WATER HEATER	800	05/29/2012
20110718	REBUILD DECK BLDG	9,500	05/11/2011
20101558	NEW LINE FOR KIT	1,225	09/13/2010
20101560	EMERGNCY HEATER R	700	09/13/2010
20051111	VINYL SOFFIT	2,000	01/25/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2757/568	12/12/2024	WD	Q	I	01	1,685,000
GRANTOR: G STREET APTS LLC						
GRANTEE: ORGAM LLC						
2551/0957	3/31/2022	WD	Q	I	01	1,200,000
GRANTOR: LODGING RESOURCES INC						
GRANTEE: G STREET APTS LLC						

BUILDING NOTES									

BUILDING DIMENSIONS									
HXB=[YR=1993] W8N8 W9 HXP=[YR=2011] N5W7S5 E7\$ W7S45 E24 N37\$ PTR=W35 APT=[YR=1993] W10N8W14 S45E24 N37\$ E35\$.									

ORGAM LLC
7757 WILDWOOD WAY
JACKSONVILLE, FL 32256

00-00-31-1020-0054-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 3				2							
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		AP		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		05		AVERAGE 100		2700		01		2,373		115.1500		152.00		360,696		1930		1985		0		0		10		17.00		73.00		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100																												Tax Group: 2					Tax Dist:				
Roof Cover		03		COMP SHNGL 100																												BUILDING MARKET VALUE					684,286				
Interior Wall		05		DRYWALL 50																												TOTAL MARKET OB/XF VALUE					5,794				
Interior Wall		06		CUST PANEL 50																												TOTAL LAND VALUE - MARKET					621,600				
Interior Floo		11		CLAY TILE 50																												TOTAL MARKET VALUE					1,311,680				
Interior Floo		12		HARDWOOD 50																												SOH/AGL Deduction					0				
Air Condition		03		CENTRAL 100																												ASSESSED VALUE					1,311,680				
Heating Type		04		AIR DUCTED 100																												TOTAL EXEMPTION VALUE					0				
Bedrooms				4 100																												BASE TAXABLE VALUE					1,311,680				
Bathrooms				2 100																												TOTAL JUST VALUE					1,311,680				
Frame		02		WOOD FRAME 100																												NCON VALUE					0				
Stories		2.		2. 100																												INCOME VALUE									
Units				0 100																												PREVIOUS YEAR MKT VALUE					1,248,910				
BUD8 Adjustme		02		DIST FB 100																																					
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Quality		03		Quality Level 03																																					
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MAP NUM				MKT AREA																																	01				
NEIGHBORHOOD/LOC		1060.00																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																															
APT		1,192		100		1993		1,192		132,264																															
HXB		1,136		100		1993		1,136		126,051																															
HXE		56		80		1993		45		4,993																															
TOTALS		2,384						2,373		263,308																															
EXTRA FEATURES										57 S FLETCHER AVE ABC, FERNANDINA BEACH										BLD DATE 05/03/2024		REA		LGL DATE				03/12/2025		DC		BUILDING NOTES									
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											
11		1241		WD DECK G		0 0		0 0		388.00		UT		14.95		14.95		100		1988		1988		3		20		1,160													

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