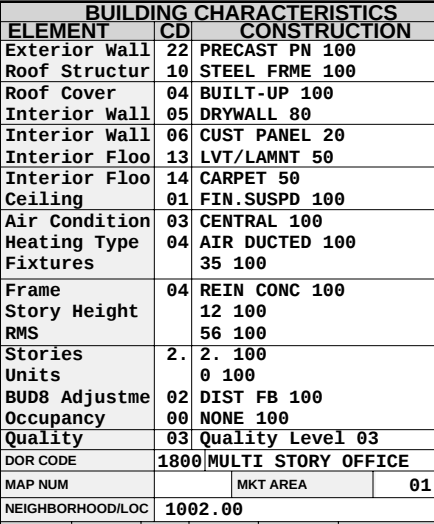


RIVERFRONT CRAB LLC
8 DUNES ROW
FERNANDINA BEACH, FL 32034

00-00-31-1800-0024-0010



MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	13,513	112.7000	190.01	2,567,605	1959	1985	0	0	0	56.00	44.00



PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150594	REPAIR/RRF	36,000	03/20/2015
20130921	REMODEL	2,200	04/25/2013
20130544	REMODEL	4,500	03/18/2013
20130545	H/AC	2,000	03/18/2013
20130492	REMODEL	14,000	03/11/2013
20121915	MECH OTHER	3,900	09/14/2012

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2444/1043	3/22/2021	WD	Q	I	01	2,750,000

GRANTOR: CAMBRIDGE SOUTH II LL									
GRANTEE: RIVERFRONT CRAB LLC									
1771/0351	12/30/2011	WD	U	I	38	950,000			
GRANTOR: CENTRE STREET GLAD LL									
GRANTEE: CAMBRIDGE SOUTH II									

BLD DATE	03/18/2021	KK	LGL DATE	03/27/2025	MLU
XF DATE	03/18/2021	KK	LAND DATE		
INC DATE			AG DATE		

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	0978	SECURITY LT	0	0	0	0	1.00	UT	450.00	450.00	100	2001	2001	3	52	234	
2	0966	FIRE SPRNK	0	0	0	0	13,472.00	SF	3.00	3.00	100	2001	2001	3	79	31,929	
3	0410	ELEVATOR	0	0	0	0	1.00	UT	40,000.00	40,000.00	100	2001	2001	3	100	40,000	
4	0803	ASPHALT C	0	0	0	0	8,278.00	SF	2.00	2.00	100	2012	2012	3	68	11,258	
5	0811	CONCRETE B	0	0	0	0	506.00	SF	5.20	5.20	100	2012	2012	3	92	2,421	
6	0097	AWNING CN	0	0	0	0	216.00	SF	65.00	65.00	100	2012	2012	3	64	8,986	
7	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2012	2012	3	94	47	
8	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2012	2012	3	100	400	
9	0649	LIGHTS-GD	0	0	0	0	2.00	SF	225.00	225.00	100	2012	2012	3	50	225	
10	1128	BRICK 12"	0	0	0	0	48.00	SF	14.00	14.00	100	2012	2012	3	98	659	


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BAS=[YR=2012] W33 S9 E7 S13 W7 UST=[YR=1993] W19
FST=[YR=1993] N5 W18 S9 E18 N4$ S4 E19 N4$ S4 W37 N23 W28
S76 E7 N10 SFB=[YR=1993] E7 N7 W7 S7$ N7 E7 S7 W10 E16
SDA=[YR=2012] E20 FOP=[YR=2012] S2 E15 N4 W15 S2$ N2 E15 S2
E42 N40 FOP=[YR=2012] N4 W4 S4 E4$ W65 N5 S13 D4 L5 S17 W1
S6 E7 S18$ N18 W7 N6 E1 N17 U4 R5 E13 S5 E61 N4 E4 N10 W2
N25$PTR=E15 FUS=[YR=1993] E26 S14 FST=[YR=1993] E18 S5
UST=[YR=1993] E19 S4 W19 N4 S $4 W9 S4 W9 N13 $ S13 E9 N4
E28 N4 E9 SFB=[YR=1993] N13 W7 N9 E16 S22 FEP=[YR=1993] E19
S13 W25 N13 E6 $ W9 $ E3 S13 E25 S44 W38 S1 W24 N1 W31
N10SFB=[YR=1993] E7 N7 W7 S7 $ N7 E7 S7 W7 S10 W7 N76 $ W15
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[illegible]

[illegible]