

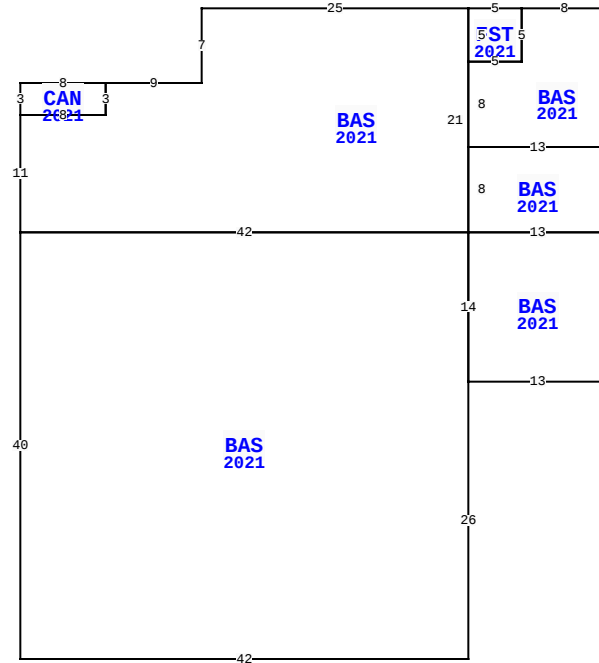
AGI ACQUISITIONS LLC
222 ROBERT ROSE DRIVE
MURFREESBORO, TN 37129

20-2N-28-0000-0001-0120

[illegible]

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222 ROBERT ROSE DRIVE
MURFREESBORO, TN 37129

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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	17	CB	STUCCO	60		0303	04	2,868	142.5927	155.43	445,773	2021	2021	0	0	0	1.50	98.50	VALUATION BY					STANDARD																				
Exterior Wall	28	GLASS	THRM	40		2 CLUB HOUSE - 0% - 0														Heated Area: 2849					HX Base Yr					Tax Group: 8					Tax Dist:									
Roof Structur	04	WOOD	TRUSS	100																1,036,899					148,634																			
Roof Cover	11	SLATE	100		535,500															1,721,033																								
Interior Wall	05	DRYWALL	60		0															1,721,033																								
Interior Wall	08	DECORATIVE	40		1,721,033															0																								
Interior Floo	03	CONC	FINSH	70																0					1,721,033																			
Interior Floo	11	CLAY	TILE	30																1,721,033					0																			
Ceiling	02	F.NOT	SUS	100																1,721,033					0																			
Air Condition	03	CENTRAL	100		1,721,033															0																								
Heating Type	04	AIR	DUCTED	100																1,716,415																								
Fixtures		15	100																																									
Frame	03	MASONRY	100																																									
Story Height		13	100																																									
RMS		6	100																																									
Stories	1.	1.	100																																									
Units		0	100																																									
Occupancy	00	NONE	100																																									
Quality	04	Quality Level 04																																										
DOR CODE	0600	RETIREMENT HOMES																																										
MAP NUM		MKT AREA																																										
NEIGHBORHOOD/LOC	3039.00																																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAS	104	100	2021	104	15,923																																							
BAS	144	100	2021	144	22,046																																							
BAS	182	100	2021	182	27,864																																							
BAS	739	100	2021	739	113,140																																							
BAS	1,680	100	2021	1,680	257,205																																							
CAN	24	30	2021	7	1,072																																							
FST	25	50	2021	12	1,837																																							
TOTALS	2,898			2,868	439,086																																							
EXTRA FEATURES					48 OSPREY VILLAGE DR, FERNANDINA BEACH															BLD DATE 05/05/2022					KK					LGL DATE					05/12/2025					DC				
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	0381	COOLER	0	0	8	7	56.00	SF	82.50	82.50	100	1998	1998	3	40	1,848																												
12	1076	TRELLIS A	0	0	16	10	160.00	SF	7.50	7.50	100	2000	2000	3	23	276																												
13	0505	FLAGPOLE A	0	0	0	0	20.00	LF	50.00	50.00	100	2010	2010	3	40	400																												
14	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	1998	1998	3	20	80																												
15	0866	POOL FIBER	0	0	32	20	640.00	SF	180.00	180.00	100	2021	2021	3	90	103,680																												
16	0812	CONCRETE C	0	0	0	0	1,315.00	SF	4.00	4.00	100	2021	2021	3	99	5,207																												
17	0400	CONC CURB	0	0	0	0	94.00	LF	15.00	15.00	100	2021	2021	3	99	1,396																												
18	0402	CONC BUMPE	0	0	0	0	3.00	UT	25.00	25.00	100	2021	2021	3	99	74																												
19	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	2021	2021	3	96	4,858																												
LAND DESCRIPTION										TOTAL OB/XF										117,819																								
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																				