



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Fixtures		118 100
Frame	04	REIN CONC 100
Common Wall		11 100
Story Height		15 100
RMS		43 100
Stories	2.	2. 100
Units		0 100
Occupancy	UN	UNKNOWN 100

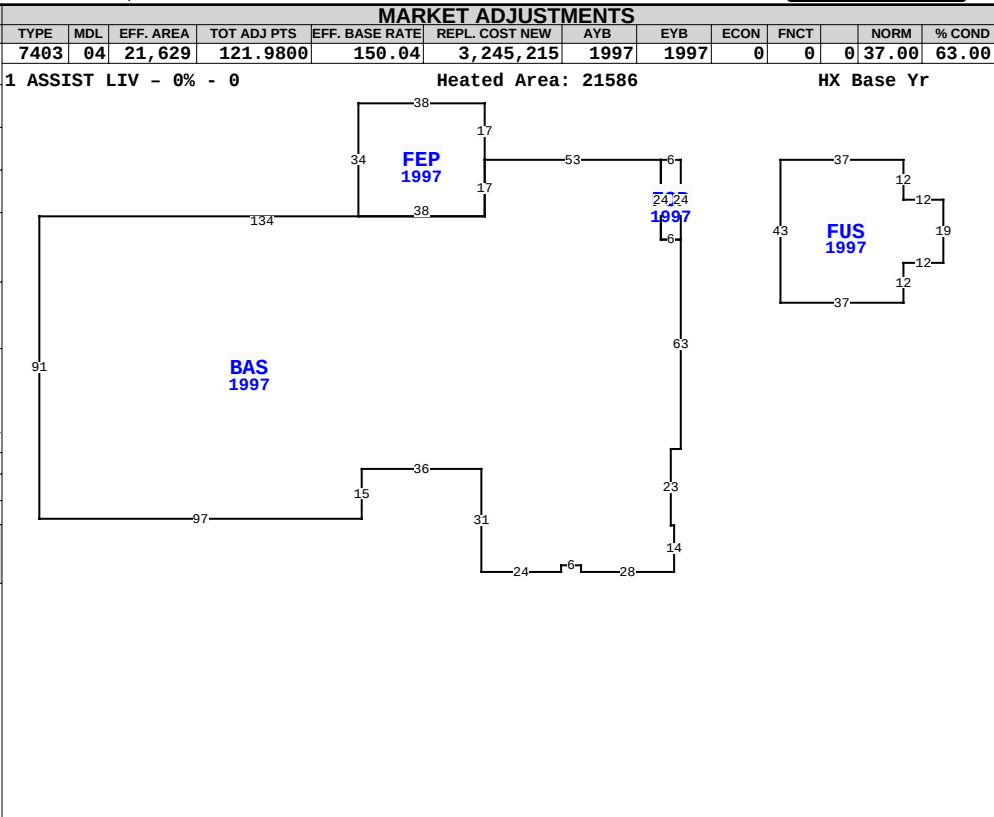
Quality	03	Quality Level 03
DOR CODE	0600	RETIREMENT HOMES
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1060.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	18,733	100	1997	18,733	1,770,740
FEP	1,292	80	1997	1,034	97,739
FOP	144	30	1997	43	4,065
FUS	1,819	100	1997	1,819	171,941

TOTALS	21,988			21,629	2,044,485
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0966	FIRE SPRNK	0	0	0	0	31,718.00	SF	3.00
2	1126	CB/STC 8"	0	0	0	0	220.00	SF	8.00
3	0812	CONCRETE C	0	0	0	0	2,891.00	SF	4.00
4	0097	AWNING CN	0	0	0	0	50.00	SF	65.00
5	0097	AWNING CN	0	0	0	0	20.00	SF	65.00
6	0881	FOUNTAIN	0	0	0	0	1.00	UT	8,000.00
7	0803	ASPHALT C	0	0	0	0	19,670.00	SF	2.00
8	0400	CONC CURB	0	0	0	0	965.00	LF	15.00
9	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00
10	0446	BOX FNC 6'	0	0	0	0	260.00	LF	20.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000600	C	RETIREMENT	0	0003	C-1	0.00	0.00	307,533.00



BLD DATE	02/01/2018	KK	LGL DATE	
XF DATE	02/01/2018	KK	LAND DATE	
INC DATE			AG DATE	

1900 AMELIA TRACE CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					2,909,462				
TOTAL MARKET OB/XF VALUE					132,260				
TOTAL LAND VALUE - MARKET					3,844,162				
TOTAL MARKET VALUE					6,885,884				
SOH/AGL Deduction					574,524				
ASSESSED VALUE					6,311,360				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					6,311,360				
TOTAL JUST VALUE					6,885,884				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					5,737,600				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160531	REPLACE 5 TON SYS	3,800	02/29/2016
20130142	GAS	750	01/18/2013
20121562	H/AC	3,000	08/01/2012
20121409	INSTALL AC UNIT	3,000	07/16/2012
20120250	INSTALL AC UNIT	3,500	02/14/2012
20110311	REPAIR/RRF	98,000	03/04/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2785/63	4/30/2025	SW	Q	I	01	9,129,500	
GRANTOR:SLM AMELIA ISLAND LLC							
GRANTEE:FSL HOLDINGS AMELIA							
2095/0816	1/17/2017	SW	U	I	35	8,500,000	
GRANTOR:CR INVESTMENTS OF AME							
GRANTEE:SLM AMELIA ISLAND L							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=1997] W6 BAS=[YR=1997] W53 FEP=[YR=1997] N17 W38 S34 E38 N17 \$ S17 W134 S91 E97 N15 E36 S31 E24 N2 E6 S2 E28 N14 W1 N23 E3 N63 W6 N24 \$ S24 E6 N24 \$ PTR= E30 FUS=[YR=1997] E37 S12 E12 S19 W12 S12 W37 N43 \$ W30 \$.									

FSL HOLDINGS AMELIA LLC
470 FELLOWSHIP HOME LN
VALDOSTA, GA 31602

20-3N-29-0000-0014-0150

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