

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										4									
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		31	HARDIE BRD 100			0301	03	14,742	101.5590	86.33	1,272,677	2005	2005	0	0	0	9.25	90.75	VALUATION BY					DIRECT_CAP											
Roof Structure		04	WOOD TRUSS 100			1 APARTMENT - 0% - 0										Heated Area: 14472										HX Base Yr									
Roof Cover		03	COMP SHNGL 100													Tax Group: 4										Tax Dist:									
Interior Wall		05	DRYWALL 100													BUILDING MARKET VALUE										20,794,344									
Interior Floor		14	CARPET 70													TOTAL MARKET OB/XF VALUE										0									
Interior Floor		08	SHT VINYL 30													TOTAL LAND VALUE - MARKET										0									
Air Condition		03	CENTRAL 100													TOTAL MARKET VALUE										22,359,510									
Heating Type		04	AIR DUCTED 100													SOH/AGL Deduction										0									
Bedrooms			2 100													ASSESSED VALUE										22,359,510									
Bathrooms			2 100													TOTAL EXEMPTION VALUE										AH 13,782,783									
Frame		02	WOOD FRAME 100													BASE TAXABLE VALUE										8,576,727									
Story Height			0 100													TOTAL JUST VALUE										22,359,510									
RMS			0 100			NCON VALUE										0																			
Units			16 100			INCOME VALUE										22,359,510																			
						PREVIOUS YEAR MKT VALUE										29,951,607																			
Quality		03	Quality Level 03													ENCLAVE ON WODDBRIDGE (APARTMENTS) _ HAS 192 TOTAL																			
DOR CODE		0300	MULTI-FAMILY																																
MAP NUM			MKT AREA			04																													
NEIGHBORHOOD/LOC		4005.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	7,336	100	2005	7,336	574,735																														
FOP	64	30	2005	19	1,488																														
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FST	12	55	2005	7	548																														
TOTALS		15,200		14,742	154,954																														
EXTRA FEATURES						95150 WOODBRIDGE PKWY, FERNANDINA BEACH																													
						** This building has 20 Sub-Areas																													
						BLD DATE		04/08/2025		KW		LGL DATE		01/12/2021		KK																			
						X DATE		04/08/2025		KW		LAND DATE																							
						INC DATE		05/30/2025		DC		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	0963	FIRE HYDR	0	0	0	8.00	UT	1,500.00	1,500.00	100	2005	2005	3	100	12,000																				
2	1126	CB/STC 8"	0	0	0	156.00	SF	8.00	8.00	100	2005	2005	3	84	1,048																				
3	0092	AUTO GATE	0	0	0	2.00	UT	3,500.00	3,500.00	100	2005	2005	3	22	1,540																				
4	0462	ST/AL FNC	0	0	0	560.00	SF	10.00	10.00	100	2005	2005	3	36	2,016																				
5	0479	VF PICKET	0	0	0	1,007.00	LF	10.00	10.00	100	2005	2005	3	64	6,445																				
6	7000	SIGN	0	0	0	282.00	SF	0.00	0.00	100	2005	2005	3	22	0																				
7	7000	SIGN	0	0	0	258.00	SF	0.00	0.00	100	2005	2005	3	22	0																				
8	0966	FIRE SPRNK	0	0	0	209,098.00	SF	3.00	3.00	100	2005	2005	3	84	526,927																				
9	0300	BOAT DCK W	0	0	0	1,447.00	SF	40.00	40.00	100	2005	2005	3	36	20,837																				
10	0845	KOOL DECK	0	0	0	1,736.00	SF	7.25	7.25	100	2005	2005	3	84	10,572																				
LAND DESCRIPTION						TOTAL OB/XF										581,385																			
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											
1	000300	C	MULTI-FAMILY	0		RG-1	0.00	0.00	192.00	UT		1.00	1.00	1.00	15,000.00	15,000.00	2,880,000																		

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

SREIT ENCLAVE ON WOODBRIDGE LLC
C/O STARWOOD CAPITAL GROUP, 591 WEST PUTNAM AVE
GREENWICH, CT 06830

27-2N-28-0000-0010-0000

[illegible]

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[illegible]

REVIEW DATE 04/08/2025 BY KW Total Acres: 0.00 Total Land Value: 1,565,166 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

[illegible]

BAS=[YR=2005] W17FST=[YR=2005] N8W3S8E3\$W3 N8FOP=[YR=2005]
E3N4W16S4E13\$W3L3\$S8 W14N8FOP=[YR=2005] N4W16S4E16\$W13
FST=[YR=2005] W3S8E3N8\$S8W37 FST=[YR=2005]
N8W3S8E3\$W3N8FOP=[YR=2005] E3N4W16S4E13\$W13S8W14N8
FOP=[YR=2005] N4W16S4E16\$W13FST=[YR=2005] W3S8E3N8\$S8W20S48
E17FST=[YR=2005] S8E3N8W3E3S8FOP=[YR=2005] W3\$4E16N4
W13\$E13N8E14S8FOP=[YR=2005] S4E16N4 W16\$E13FST=[YR=2005]
E3N8W3S8\$N8E37 FST=[YR=2005] S8E3N8W3\$E3S8FOP=[YR=2005]
W3\$4E16N4W13\$E13N8E14\$S8 FOP=[YR=2005]
S4E16N4W16\$E13FST=[YR=2005] E3N8W3S8\$N8E20N48\$ PTR=N30
FUS=[YR=2005] N4W17N5W16\$S5W14N3W4N2 W12\$5W34
N5W12\$W4\$3W14N6W16\$S5 W17\$48 E17\$E5E16N\$E14\$S\$E16N\$E34

[illegible]

REVIEW DATE	04/08/2025	BY	KW	Total Acres: 0.00	Total Land Value: 1,565,166	Market: 0	Agricultural: 0	Common: 0	PRINTED 07/30/2025 BY SYS
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