

PR AMELIA ISLAND PROPCO LLC
C/O PGIM REAL ESTATE, ATTN FRANCES L FELICE
MADISON, NJ 07940

00-00-30-0441-0015-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur
Roof Cover
Interior Wall
Interior Floo
Interior Floo
Air Condition
Heating Type
Bedrooms
Bathrooms
Frame
Stories
Units
Occupancy

10
03
03
05
11
14
03
04

3 100
2 100
02
1.
0
00

ABOVE AVG 100
GABLE/HIP 100
COMP SHNGL 100
DRYWALL 100
CLAY TILE 70
CARPET 30
CENTRAL 100
AIR DUCTED 100

WOOD FRAME 100
1. 1. 100
0 100
NONE 100

TOTALS

2,381

2,034

334,993

EXTRA FEATURES

L N

OBI/XF CODE

DESCRIPTION

BLD CAP

L W

UNITS

UT

Adj R

ADJ UNIT PRICE

ORIG COND

YEAR ON

YEAR ACTUAL

Q % COND

OBI/XF MKT VALUE

NOTES

LAND DESCRIPTION

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

REVIEW DATE

01/12/2024

BY

KBA

Total Acres:

0.00

Total Land Value:

145,000

Market:

0

Agricultural:

0

Common:

145,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FUNCT

NORM

% COND

0900

01

2,034

121.5249

168.92

343,583

2019

2019

0

0

2.50

97.50

1 SNGL FAM

0% - 0

Heated Area: 1704

HX Base Yr

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,704

100

2019

1,704

280,644

FGR

460

55

2019

253

41,669

FOP

42

30

2019

13

2,141

FOP

65

30

2019

20

3,294

FSP

110

40

2019

44

7,246

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/20/2026

MLU

764 LAKESIDE LN, FERNANDINA BEACH

0

TOTAL OB/XF

0

BUILDING DIMENSIONS

BAS=[YR=2019] W12 FSP=[YR=2019] W14 S8 E12 U2 R2 N6\$ S6 D2 L2 W12 N16 W14 S63 FOP=[YR=2019] S5 E13 N5 W13\$ E13 N8 FOP=[YR=2019] E7 FGR=[YR=2019] S11 E20 N23 W20 S12\$ N6 W7 S6\$ N6 E7 N6 E20 N35\$.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

334,993

0

145,000

479,993

65,011

414,982

0

414,982

479,993

0

464,093

PERMIT NUM

DESCRIPTION

AMT

ISSUED

20190047

NEW CONSTR

0

03/08/2019

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2525/1146

12/23/2021

QC

U

I

11

100

GRANTOR: THE ASPIRE AT AMELIA

GRANTEE: PR AMELIA ISLAND PR

2525/1141

12/23/2021

SW

Q

I

05

58,457,800

GRANTOR: THE ASPIRE AT AMELIA

GRANTEE: PR AMELIA ISLAND PR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W12 FSP=[YR=2019] W14 S8 E12 U2 R2 N6\$ S6 D2 L2 W12 N16 W14 S63 FOP=[YR=2019] S5 E13 N5 W13\$ E13 N8 FOP=[YR=2019] E7 FGR=[YR=2019] S11 E20 N23 W20 S12\$ N6 W7 S6\$ N6 E7 N6 E20 N35\$.