

PT OR 1953/879
ESMT IN OR 1193/1093
RETIREMENT TRACT FOR

NHI-REIT OF SEASIDE LLC
222 ROBERT ROSE DR
MURFREESBORO, TN 37129

2026

20-2N-28-0000-0001-0110



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	23 REINF CONC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 70
Interior Floor	04 DECORATIVE 30
Interior Floo	18 CARPET 70
Interior Floo	08 SHT VINYL 30
Ceiling	01 FIN.SUSPD 100
Air Condition	06 ENG CENTRL 100
Heating Type	09 ENG F AIR 100
Fixtures	199 100
Frame	04 REIN CONC 100
Story Height	10 100
RMS	88 100
Stories	1. 100
Units	0 100
Occupancy	00 NONE 100

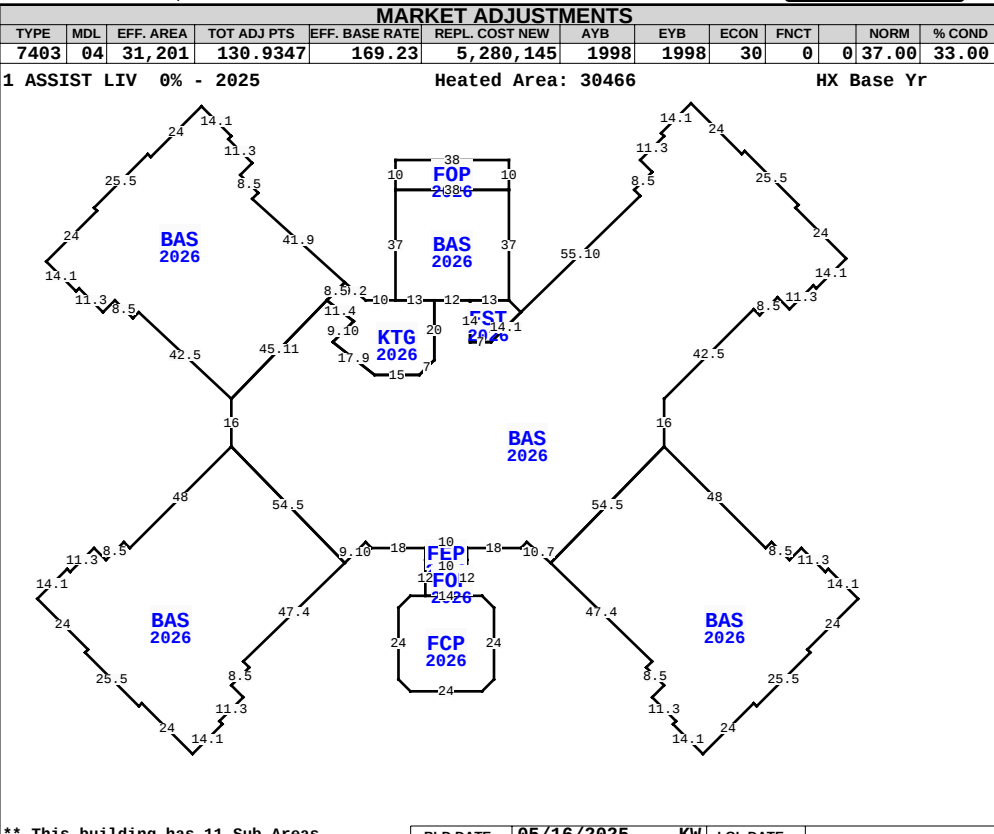
Quality	05	Quality Level 05	
DOR CODE	0600	RETIREMENT HOMES	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,406	100	2026	1,406	78,519
BAS	4,654	100	2026	4,654	259,907
BAS	4,962	100	2026	4,962	277,107
BAS	4,962	100	2026	4,962	277,107
BAS	13,641	100	2026	13,641	761,794
FCP	992	30	2026	298	16,642
FEP	104	80	2026	83	4,635
FOP	144	30	2026	43	2,401
FOP	380	30	2026	114	6,366
FST	180	50	2026	90	5,026
TOTALS	32,183			31,201	742,448

EXTRA FEATURES

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	0803	ASPHALT C	0	0	0	0	33,798.00	SF	2.00	2.00	100	1998	1998	3	50	33,798	
2	0400	CONC CURB	0	0	0	0	573.00	LF	15.00	15.00	100	1998	1998	3	79	6,790	
3	0810	CONCRETE A	0	0	0	0	3,490.00	SF	6.50	6.50	100	1998	1998	3	72	16,333	
4	0972	ST LGHT UN	0	0	0	0	13.00	UT	2,530.00	2,530.00	100	1998	1998	3	40	13,156	
5	0402	CONC BUMPE	0	0	0	0	19.00	UT	25.00	25.00	100	1998	1998	3	79	375	
6	0463	FENCE GATE	0	0	0	0	2.00	UT	450.00	450.00	100	1998	1998	3	39	351	
7	0505	FLAGPOLE A	0	0	0	0	18.00	LF	50.00	50.00	100	1998	1998	3	20	180	
8	0446	BOX FNC 6'	0	0	0	0	71.00	LF	20.00	20.00	100	1998	1998	3	20	284	
9	0825	BRICK	0	0	0	0	18.00	SF	12.50	12.50	100	1998	1998	3	91	205	
10	0810	CONCRETE A	0	0	14	8	112.00	SF	6.50	6.50	100	1998	1998	3	72	524	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000600	C	RETIREMENT	0	000



74 OSPREY VILLAGE DR, FERNANDINA BEACH

BLD DATE	05/16/2025	KW	LGL DATE	
XF DATE	08/10/2020	KK	LAND DATE	05/12/2025
INC DATE			AG DATE	DC

TOTAL OB/XF		71,996	
TOTAL ADJ		71,996	

NASSAU COUNTY PROPERTY		PAGE 1 of 4	8
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE	14,653,721		
TOTAL MARKET OB/XF VALUE	610,234		
TOTAL LAND VALUE - MARKET	1,034,000		
TOTAL MARKET VALUE	16,297,955		
SOH/AGL Deduction	0		
ASSESSED VALUE	16,297,955		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	16,297,955		
TOTAL JUST VALUE	16,297,955		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	15,034,271		

OSPREY VILLAGE ASSISTED LIVING FACILITY			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010266	ROOF-76 OSPREY VI	150,000	07/05/2022
20001850	REPAIR/RRF	99,553	03/12/2020
E1326297	ELEC OTHER	68,433	06/01/2013
B21813	NEW CONSTR	0	09/16/2008
C21813	CO ISSUED	0	09/16/2008
B19990	NEW CONSTR	11,675,000	08/01/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2005/609	7/17/2015	MS U	I	11	100
GRANTOR: AGI ACQUISITIONS LLC					
GRANTEE: NHI-REIT OF SEASIDE					
1953/0879	12/17/2014	SW U	I	35	64,040,000
GRANTOR: HEALTH CARE REIT INC					
GRANTEE: AGI ACQUISITIONS LL					

BUILDING NOTES

BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=92,31] U39R40 U2L2 U6R6 U4L4 U8R8 U1L1 U10R10 D17R17 U1R1 D18R18 D1L1 D17R17 D10L10 U1L1 D8L8 U4L4 D6L6 U2L2 D30L30 S16 D39L38 U7L8 D2L2 W18 U2L2 W10 D2L2 W18 U2L2 D7L7 U39L38 N16 U33R32 D7R9 D7L7 D11R14 E15 U5R5 N20 E12 S14 E7 U10R10 \$	
BAS=[YR=2026;ORIG=-5,76] D34L34 U2L2 D6L6 U4L4 D8L8 U1L1 D10L10 D17R17 D1L1 D18R18 U1R1 D17R17 U10R10 U1L1 U8R8 U4L4 U6R6 U2L2 U33R34 U39L38 \$	
BAS=[YR=2026;ORIG=140,76] D34R34 U2R2 D6R6 U4R4 D8R8 U1R1 D10R10 D17L17 D1R1 D18L18 U1L1 D17L17 U10L10 U1R1 U8L8 U4R4 U6L6 U2R2 U33L34 U39R38 \$	
BAS=[YR=2026;ORIG=-5,60] U29L31 D2L2 U6L6 D4L4 U8L8 D1L1	

NHI-REIT OF SEASIDE LLC
222 ROBERT ROSE DR
MURFREESBORO, TN 37129

2026

[illegible]

PT OR 1953/879
ESMT IN OR 1193/1093
RETIREMENT TRACT FOR

NHI-REIT OF SEASIDE LLC
222 ROBERT ROSE DR
MURFREESBORO, TN 37129

2026

20-2N-28-0000-0001-0110



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	10	STEEL FRME 100
Roof Cover	03	COMP SHNGL 50
Roof Cover	04	BUILT-UP 50
Interior Wall	05	DRYWALL 70
Interior Wall	08	DECORATIVE 30
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Ceiling	02	F.NOT SUS 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		355 100
Frame	04	REIN CONC 100
Story Height		11 100
RMS		225 100
Stories	4.	4. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0600 RETIREMENT HOMES	
MAP NUM		MKT AREA
		03
NEIGHBORHOOD/LOC	3039.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	68	15	2025	10	1,518
BAS	619	100	2025	619	93,916
BAS	789	100	2025	789	119,708
BRA	988	110	2025	1,087	164,921
FCP	826	30	2025	248	37,627
FEP	143	80	2025	114	17,296
FGR	7,450	60	2025	4,470	678,195
FGR	8,534	60	2025	5,120	776,814
FGR	8,534	60	2025	5,120	776,814
FOP	72	30	2025	22	3,338
TOTALS	95,690			84,825	1,869,776

** This building has 77 Sub-Areas

74 OSPREY VILLAGE DR, FERNANDINA BEACH

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
21	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00
22	0810	CONCRETE A	0	0	0	0	429.00	SF	6.50
23	0819	CONC 12"	0	0	0	0	138.00	SF	9.50
24	0966	FIRE SPRNK	0	0	0	0	76,910.00	SF	3.00
25	0410	ELEVATOR	0	0	0	0	2.00	UT	70,000.00
26	0411	F ELEVATOR	0	0	0	0	1.00	UT	30,000.00
27	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
28	0402	CONC BUMPE	0	0	0	0	74.00	UT	25.00
29	4950	BOLLARD	0	0	0	0	6.00	UT	100.00
30	0400	CONC CURB	0	0	0	0	846.00	LF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS

TOTAL OB/XF									
BLD DATE	05/16/2025	KW	LGL DATE		05/12/2025	DC			
XF DATE	08/10/2020	KK	LAND DATE						
INC DATE			AG DATE						
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
21	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00
22	0810	CONCRETE A	0	0	0	0	429.00	SF	6.50
23	0819	CONC 12"	0	0	0	0	138.00	SF	9.50
24	0966	FIRE SPRNK	0	0	0	0	76,910.00	SF	3.00
25	0410	ELEVATOR	0	0	0	0	2.00	UT	70,000.00
26	0411	F ELEVATOR	0	0	0	0	1.00	UT	30,000.00
27	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
28	0402	CONC BUMPE	0	0	0	0	74.00	UT	25.00
29	4950	BOLLARD	0	0	0	0	6.00	UT	100.00
30	0400	CONC CURB	0	0	0	0	846.00	LF	15.00
TOTAL OB/XF 399,867									

TOTAL OB/XF															399,867		
R	LOC			TOT	UNIT	D	DPHT	%	TOT		UNIT		ADJ UNIT				
D	ZONE	FRONT	DEPTH	LND UTS	TYPE	T	FACT	COND	ADJ		PRICE		PRICE	LA			
														VA			
				</													

NHI-REIT OF SEASIDE LLC
222 ROBERT ROSE DR
MURFREESBORO, TN 37129

20-2N-28-0000-0001-0110

[illegible]