

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

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

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	% COND	NORM	% COND	VALUATION SUMMARY																		
Exterior Wall	17	CB STUCCO 100				7403	04	21,629	121.9800	157.66	3,410,028	1997	1997	0	0	0	40.00	60.00	VALUATION BY				STANDARD														
Roof Structur	04	WOOD TRUSS 100				1 ASSIST LIV 0% - 2026										Heated Area: 21586										HX Base Yr				Tax Group: 2				Tax Dist:			
Roof Cover	11	SLATE 100																												2,911,631							
Interior Wall	05	DRYWALL 100																												129,437							
Interior Floo	14	CARPET 90																												3,844,162							
Interior Floo	15	HARDTILE 10																												6,885,230							
Ceiling	01	FIN.SUSPD 100																												0							
Air Condition	06	ENG CENTRL 100																												6,885,230							
Heating Type	04	AIR DUCTED 100																												0							
Fixtures	118	100																												6,885,230							
Frame	04	REIN CONC 100																												0							
Common Wall		11 100																												6,885,230							
Story Height		15 100																												0							
RMS		43 100																												0							
Stories	2.	2. 100																												0							
Units	UN	UNKNOWN 100																												0							
Occupancy																														0							
Quality	03	Quality Level 03																												0							
DOR CODE	0600	RETIREMENT HOMES																												0							
MAP NUM		MKT AREA																												01							
NEIGHBORHOOD/LOC		1060.00																												0							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS	18,733	100	1997	18,733	1,772,067																																
FEP	1,292	80	1997	1,034	97,812																																
FOP	144	30	1997	43	4,067																																
FUS	1,819	100	1997	1,819	172,070																																
TOTALS	21,988			21,629	2,046,017																																
EXTRA FEATURES						1900 AMELIA TRACE CT, FERNANDINA BEACH										BLD DATE 02/01/2018 KF DATE 02/01/2018 INC DATE										KK KK LGL DATE LAND DATE 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	0966	FIRE SPRNK	0	0	0	31,718.00	SF	3.00	3.00	100	1997	1997	3	70	66,608																						
2	1126	CB/STC 8"	0	0	0	220.00	SF	8.00	8.00	100	1997	1997	3	70	1,232																						
3	0812	CONCRETE C	0	0	0	2,891.00	SF	4.00	4.00	100	1997	1997	3	70	8,095																						
4	0097	AWNING CN	0	0	0	50.00	SF	65.00	65.00	100	1997	1997	3	40	1,300																						
5	0097	AWNING CN	0	0	0	20.00	SF	65.00	65.00	100	1997	1997	3	40	520																						
6	0881	FOUNTAIN	0	0	0	1.00	UT	8,000.00	8,000.00	100	1997	1997	3	100	8,000																						
7	0803	ASPHALT C	0	0	0	19,670.00	SF	2.00	2.00	100	1997	1997	3	50	19,670																						
8	0400	CONC CURB	0	0	0	965.00	LF	15.00	15.00	100	1997	1997	3	77	11,146																						
9	0972	ST LGHT UN	0	0	0	3.00	UT	2,530.00	2,530.00	100	1997	1997	3	39	2,960																						
10	0446	BOX FNC 6'	0	0	0	260.00	LF	20.00	20.00	100	1997	1997	3	20	1,040																						
LAND DESCRIPTION						TOTAL OB/XF										120,571																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES																			

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