

PT WILLIAM BERRIE GRANT
SEC 40-2N-28E & PT GOVT LOT 4
OF SEC 27-2N-28E IN

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

2026

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



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		16 100

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Quality 03 Quality Level 03

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	593,417
FOP	64	30	2005	19	1,537
FOP	64	30	2005	19	1,537
FOP	64	30	2005	19	1,537
FOP	64	30	2005	19	1,537
FOP	64	30	2005	19	1,537
FOP	64	30	2005	19	1,537
FOP	64	30	2005	19	1,537
FOP	64	30	2005	19	1,537
FST	12	55	2005	7	566

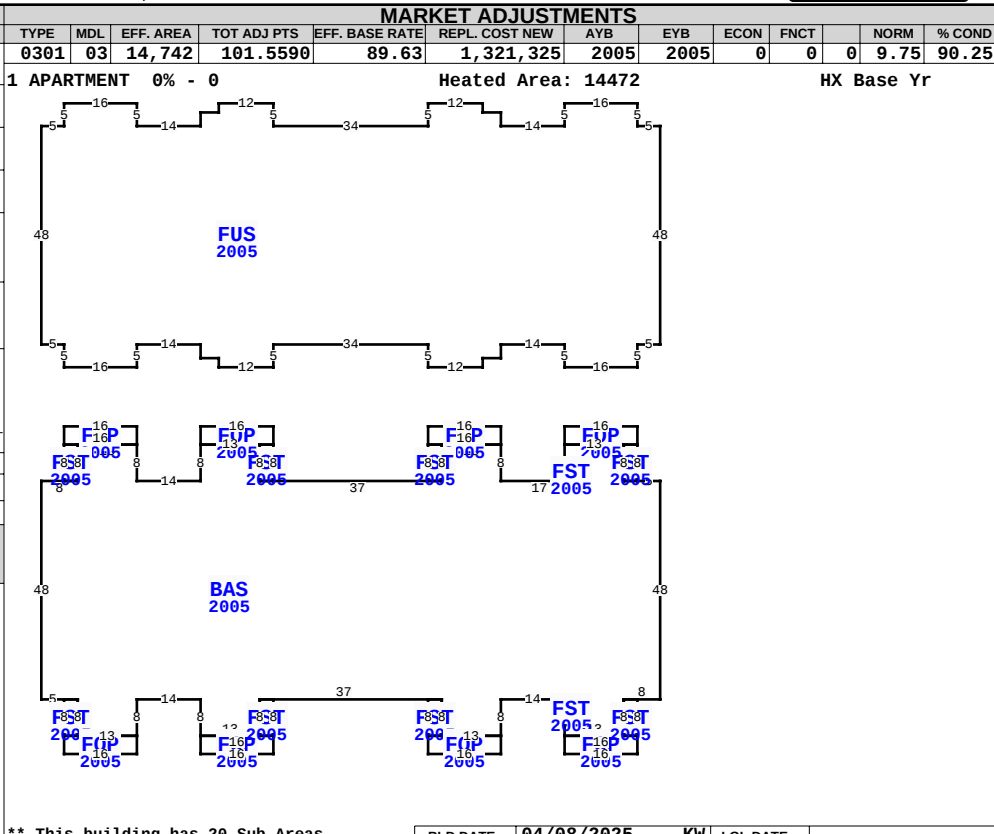
TOTALS 15,200 14,742 192,496

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	0963	FIRE HYDR	0	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	0	156.00	SF	8.00	8.00	100	2005	2005	3	83	1,036	
3	0092	AUTO GATE	0	0	0	0	2.00	UT	3,500.00	3,500.00	100	2005	2005	3	21	1,470	
4	0462	ST/AL FNC	0	0	0	0	560.00	SF	10.00	10.00	100	2005	2005	3	32	1,792	
5	0479	VF PICKET	0	0	0	0	1,007.00	LF	10.00	10.00	100	2005	2005	3	61	6,143	
6	7000	SIGN	0	0	0	0	282.00	SF	0.00	0.00	100	2005	2005	3	21	0	
7	7000	SIGN	0	0	0	0	258.00	SF	0.00	0.00	100	2005	2005	3	21	0	
8	0966	FIRE SPRNK	0	0	0	0	209,098.00	SF	3.00	3.00	100	2005	2005	3	83	520,654	
9	0300	BOAT DCK W	0	0	0	0	1,447.00	SF	40.00	40.00	100	2005	2005	3	32	18,522	
10	0845	KOOL DECK	0	0	0	0	1,736.00	SF	7.25	7.25	100	2005	2005	3	83	10,446	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	17,500.00	17,500.00	3,360,000							



95150 WOODBRIDGE PKWY, FERNANDINA BEACH

95130 WOODBRIDGE PKWY, FERNANDINA BEACH										INC DATE	06/16/2026			DC	AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES						
8.00	UT	1,500.00	1,500.00	100	2005	2005	3	100	12,000							
156.00	SF	8.00	8.00	100	2005	2005	3	83	1,036							
2.00	UT	3,500.00	3,500.00	100	2005	2005	3	21	1,470							
560.00	SF	10.00	10.00	100	2005	2005	3	32	1,792							
1,007.00	LF	10.00	10.00	100	2005	2005	3	61	6,143							
282.00	SF	0.00	0.00	100	2005	2005	3	21	0							
258.00	SF	0.00	0.00	100	2005	2005	3	21	0							
09,098.00	SF	3.00	3.00	100	2005	2005	3	83	520,654							
1,447.00	SF	40.00	40.00	100	2005	2005	3	32	18,522							
1,736.00	SF	7.25	7.25	100	2005	2005	3	83	10,446							

NASSAU COUNTY PROPERTY		PAGE 1 of 15	4
VALUATION SUMMARY			
VALUATION BY		DIRECT_CAP	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		24,010,994	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		25,818,273	
SOH/AGL Deduction		1,222,812	
ASSESSED VALUE		24,595,461	
TOTAL EXEMPTION VALUE		AH	18,003,433
BASE TAXABLE VALUE		6,592,028	
TOTAL JUST VALUE		25,818,273	
NCON VALUE		0	
INCOME VALUE		25818273	
PREVIOUS YEAR MKT VALUE		22,359,510	

ENCLAVE ON WOODBRIDGE (APARTMENTS) _ HAS 192 TOTAL

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PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010611	RE ROOF	31,000	12/04/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2517/0638	11/15/2021	SW	Q	I	01	43,636,100	

GRANTOR: NASSAU CLUB PARTNERS
GRANTEE: SREIT ENCLAVE ON W0
1204/0217 1/27/2004 WD Q V 1,269,000
GRANTOR: LIBERTY DEVELOPMENT F
GRANTEE: NASSAU CLUB PARTNER

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=2005] W5 FST=[YR=2005] N8W3S8E3SW3 N8 FOP=[YR=2005]
E3N4W16S4E13SW13S4 FST=[YR=2005] S4E3N4W3SE3S4 W17N8
FOP=[YR=2005] N4W16S4 E16SW13 FST=[YR=2005]
W3S8E3N8S8W37FST=[YR=2005] N8W3S8E3SW3N8 FOP=[YR=2005]
E3N4W16 S4E13SW13S8W14N8FOP=[YR=2005] N4W16 S4E16SW13
FST=[YR=2005] W3S8E3N8S8 W8S48E5 FST=[YR=2005] S8E3N8W3SE3S8
FOP=[YR=2005] W3S4E16N4W13SE13N8E14 S8FOP=[YR=2005]
S4E16N4W16SE13 FST=[YR=2005] E3N8W3S8S8N8E37 FST=[YR=2005]
S8E3N8W3SE3S8 FOP=[YR=2005] W3S4E16N4W13SE13N8E14
FST=[YR=2005] S4E3N4W3SE3S4W3S4 FOP=[YR=2005] S4
E16N4W16SE13 FST=[YR=2005] E3N8W3S8S8 N8E8N48S PTR=N30
FUS=[YR=2005] N48W5 N5W16S5W14N3W4N2W12S5W34N5W12

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