

BW AMELIA LLC
C/O BEACHWOLD PARTNERS LP, 257 PARK AVENUE SOUTH
NEW YORK, NY 10010

37-2N-27-0000-0001-0110

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NASSAU COUNTY PROPERTY						PAGE 13 of 20		4	
VALUATION SUMMARY									
VALUATION BY					DIRECT_CAP				
Tax Group: 4			Tax Dist:						
BUILDING MARKET VALUE					50,705,315				
TOTAL MARKET OB/XF VALUE					0				
TOTAL LAND VALUE - MARKET					0				
TOTAL MARKET VALUE					53,374,016				
SOH/AGL Deduction					0				
ASSESSED VALUE					53,374,016				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					53,374,016				
TOTAL JUST VALUE					53,374,016				
NCON VALUE					0				
INCOME VALUE					53374016				
PREVIOUS YEAR MKT VALUE					51,453,758				
PERMIT NUM			DESCRIPTION			AMT		ISSUED	
B1529761			BLDG 7 TYPE 2			2,791,975		01/01/2015	
B1529762			BLDG 8 TYPE 2			2,791,975		01/01/2015	
B1529763			BLDG 9 TYPE 1			2,605,333		01/01/2015	
B1529764			BLDG 10 TYPE 4			1,539,426		01/01/2015	
B1529765			BLDG 11 TYPE 1			2,605,333		01/01/2015	
B1529766			BLDG 12 TYPE 1			2,605,333		01/01/2015	
SALES DATA									
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2204/0589		6/19/2018		SW	Q	I	01	51,300,000	
GRANTOR: THE RESERVE AMELIA LL									
GRANTEE: BW AMELIA LLC									
1964/1815		2/23/2015		MS	U	I	11	0	
GRANTOR: LFW RESERVE LLC									
GRANTEE: THE RESERVE AMELIA									
BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2015;ORIG=-10,100] E26 S7 S2 S3 E6 S4 S5 W1 S35 E1 S5									
S4 W6 S3 S2 S7 W26 N12 E3 N14 N25 N14 W3 N12 \$									
BAS=[YR=2015;ORIG=122,100] W26 S7 S2 S3 W6 S4 S5 E1 S35 W1 S5									
S4 E6 S3 S2 S7 E26 N12 W3 N14 N25 N14 E3 N12 \$									
FUS=[YR=2015;LABEL=3RD FLR;ORIG=-10,-90] E26 S12 E6 S9 W1 S35									
E1 S9 W6 S12 W26 N12 E3 N14 N25 N14 W3 N12 \$									
FUS=[YR=2015;LABEL=2ND FLR;ORIG=-10,3] E26 S12 E6 S9 W1 S35									
E1 S9 W6 S12 W26 N12 E3 N14 N25 N14 W3 N12 \$									
FUS=[YR=2015;LABEL=3RD FLR;ORIG=122,-90] W26 S12 W6 S9 E1 S35									
W1 S9 E6 S12 E26 N12 W3 N14 N25 N14 E3 N12 \$									
FUS=[YR=2015;LABEL=2ND FLR;ORIG=122,3] W26 S12 W6 S9 E1 S35									
W1 S9 E6 S12 E26 N12 W3 N14 N25 N14 E3 N12 \$									
ND LUE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR	CONSRV
Common: 0									
PRINTED 07/09/2026 BY SYS									

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
CONSTRUCTION										VALUATION SUMMARY										PAGE 18 of 20															
ELEMENT		CD		31		HARDIE BRD 100		0304		04		5,232		99.5602		33.35		174,487		2015		2015		0		0		0		4.50		95.50		4	
Exterior Wall		04		WOOD TRUSS 100		18		APART/GAR		0%		0		Heated Area: 5232		HX Base Yr																			
Roof Cover		03		COMP SHNGL 100																															
Interior Wall		05		DRYWALL 100																															
Interior Floor		03		CONC FINSH 100																															
Ceiling		02		F.NOT SUS 100																															
Air Condition		01		NONE 100																															
Heating Type		01		NONE 100																															
Fixtures				0 100																															
Frame		02		WOOD FRAME 100																															
Story Height				11 100																															
RMS				0 100																															
Stories		1.		1. 100																															
Units				16 100																															
Occupancy		00		NONE 100																															
Quality		05		Quality Level 05																															
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		5,232		100		2015		5,232		166,635																									
TOTALS		5,232						5,232		166,635																									
EXTRA FEATURES																																			
86016 CHRISTIAN WAY, YULEE																																			
BLD DATE		04/15/2025		KW		LGL DATE		05/11/2026		DC																									
XF DATE		04/15/2025		KW		LAND DATE																													
INC DATE		05/13/2026		DG		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					

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