PT OF LOT 8
IN OR 2527/1763 BEING TRACT 2
SUHRER TRACT SUB DB 39/289

OAI OFFICE LLC
4001 MAPLE AVENUE STE 600
DALLAS, TX 75219

2023

00-00-30-0820-0008-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	05	STEEL 100
Story Height		9 100
RMS		20 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

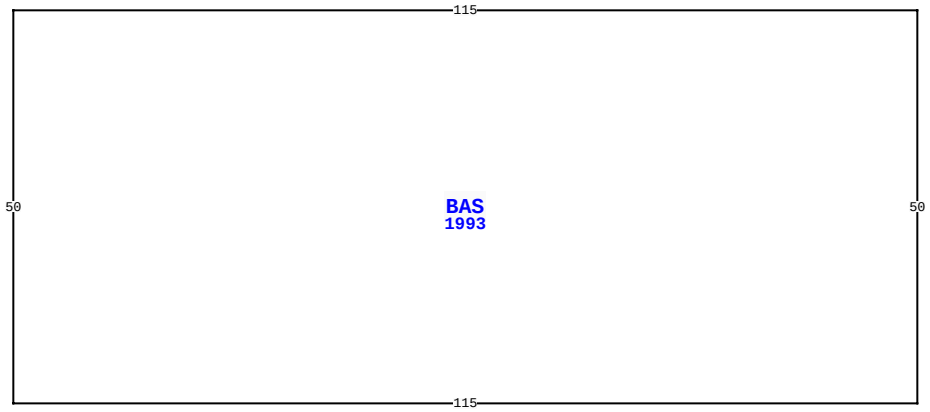
DOR CODE	1700	OFFICE BUILDINGS	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,750	100	5,750	201,086
TOTALS	5,750		5,750	201,086

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	5,750	107.0802	152.05	874,288	1974	1974	0	0	0	77.00	23.00

1 OFFICE 1&2 – 0% - 2023 Heated Area: 5750 HX Base Yr



5414 FIRST COAST HWY, FERNANDINA BEACH

BLD DATE	05/22/2020	KK	LGL DATE	
XF DATE	05/22/2020	KK	LAND DATE	05/22/2020 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	201,086
TOTAL MARKET OB/XF VALUE	12,454
TOTAL LAND VALUE - MARKET	99,719
TOTAL MARKET VALUE	313,259
SOH/AGL Deduction	0
ASSESSED VALUE	313,259
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	313,259
TOTAL JUST VALUE	313,259
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	246,055

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2527/1763	1/05/2022	WD	U	I	11	100
GRANTOR: OMNI AMELIA ISLAND LL						
GRANTEE: OAI OFFICE LLC						
1700/1211	9/17/2010	WD	U	I	11	100
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W115 S50 E115 N50$.

EXTRA FEATURES

LN	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	8,739.00	SF	2.00	2.00	100	1974	1974	3	50	8,739	
2	0850	PEBBLE WLK	0	0	0	0	2,295.00	SF	3.50	3.50	100	1974	1974	3	26	2,088	
3	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	1974	1974	3	20	506	
4	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	2011	2011	3	83	1,121	

LAND DESCRIPTION

TOTAL OB/XF 12,454

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001700	C	1STORY OFF	0	0004	CPO	0.00	0.00	39,887.71	SF		1.00	1.00	1.00	2.50	2.50	99,719							

REVIEW DATE 05/22/2020 BY KK Total Acres: 0.00 Total Land Value: 99,719 Market: 0 Agricultural: 0 Common: 99,719 PRINTED 08/02/2023 BY SYS