

AMELIA HARBOR VIEW, LLC/HAMPTON INN DOWNTOWN
C/O PARK PLACE HOSPITALITY GRP, 136 CORPORATE PARK DR
MOORESVILLE, NC 28117

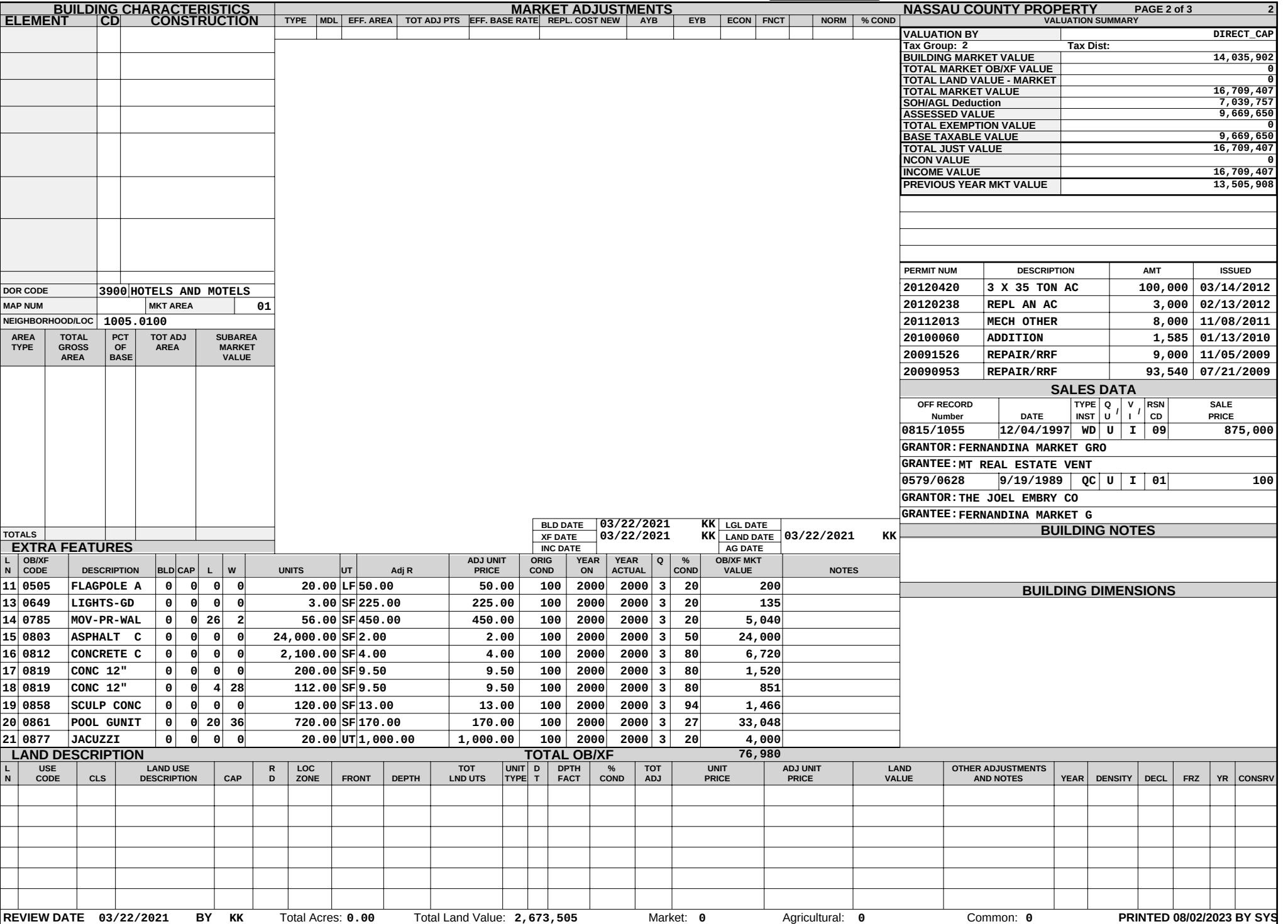
00-00-31-1800-0268-0060



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3														
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY		DIRECT_CAP																
Exterior Wall		16	WD FR STUC 100		3904	07	86,333	119.0568	175.61	15,160,938	2000	2000	0	0	20.00	80.00	Tax Group: 2		Tax Dist:															
Roof Structure		13	P-STRESS C 100		1 LMTD HOTEL - 0% - 0										Heated Area: 80114										HX Base Yr									
Roof Cover		04	BUILT-UP 100												BUILDING MARKET VALUE										14,035,902									
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										0									
Interior Floor		14	CARPET 90												TOTAL LAND VALUE - MARKET										0									
Interior Floor		11	CLAY TILE 10												TOTAL MARKET VALUE										16,709,407									
Ceiling		02	F.NOT SUS 100												SOH/AGL Deduction										7,039,757									
Air Condition		06	ENG CENTRL 100												ASSESSED VALUE										9,669,650									
Heating Type		09	ENG F AIR 100												TOTAL EXEMPTION VALUE										0									
Fixtures		04	REIN CONC 100												BASE TAXABLE VALUE										9,669,650									
Frame		04	REIN CONC 100												TOTAL JUST VALUE										16,709,407									
Story Height			10 100												NCON VALUE										0									
RMS			122 100		INCOME VALUE										16,709,407																			
Units			0 100		PREVIOUS YEAR MKT VALUE										13,505,908																			
BUD8 Adjustme		02	DIST FB 100																															
Occupancy		00	NONE 100																															
Quality		04	Quality Level 04																															
DOR CODE		3900	HOTELS AND MOTELS																															
MAP NUM			MKT AREA		01																													
NEIGHBORHOOD/LOC		1005.0100																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	10,369	100	10,369	1,456,720																														
CAN	30	30	9	1,264																														
CAN	48	30	14	1,967																														
CAN	52	30	16	2,248																														
CAN	9,502	30	2,851	400,531																														
CDN	708	35	248	34,841																														
FEP	128	70	90	12,644																														
FEP	128	70	90	12,644																														
FEP	144	70	101	14,190																														
FEP	1,737	70	1,216	170,834																														
TOTALS	95,044		86,333	12,128,750																														
EXTRA FEATURES					19 S 2ND ST, FERNANDINA BEACH																													
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	0090	AUTO DOOR	0	0	0	2.00	UT	2,500.00	2,500.00	100	2000	2000	3	20	1,000																			
2	0097	AWNING CN	0	0	0	268.00	SF	65.00	65.00	100	2000	2000	3	40	6,968																			
3	0400	CONC CURB	0	0	0	325.00	LF	15.00	15.00	100	2000	2000	3	85	4,144																			
4	0402	CONC BUMPE	0	0	0	35.00	UT	25.00	25.00	100	2000	2000	3	85	744																			
5	0410	ELEVATOR	0	0	0	2.00	UT	35,000.00	35,000.00	55	2000	2000	3	55	38,500																			
6	0462	ST/AL FNC	0	0	3	46	SF	10.00	10.00	100	2000	2000	3	29	400																			
7	0443	STK FNC 6'	0	0	0	50.00	LF	10.00	10.00	100	2000	2000	3	20	100																			
8	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	85	1,700																			
9	0500	FP-PRE FAB	0	0	0	19.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	56,525																			
10	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975																			
LAND DESCRIPTION										TOTAL OB/XF										113,056														
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	003910	C	HOTEL	0		C-3	175.00	225.00	61,875.00	SF		1.00	1.00	0.75	60.00	45.00	2,673,505																	

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