

PT GOVT LOT 2 OF SEC 22-2N-28E
PT OR 107/103 BEING
ONLY PT LYING N OF BEACHWOOD

OMNI AMELIA ISLAND LLC/
4001 MAPLE AVENUE, SUITE 500
DALLAS, TX 75219

2023

01-6N-29-AICO-0001-0070



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	DP	NORM	% COND	PAGE 1 of 24 5													
Exterior Wall	12	CEDAR 100	1101	04	2,575	124.5473	182.46	469,834	2001	2005	0	0	30	13.00	57.00	VALUATION BY STANDARD													
Roof Structur	04	WOOD TRUSS 100	1 RETAILSTOR - 0% - 0													Heated Area: 2334													
Roof Cover	11	SLATE 100	HX Base Yr																										
Interior Wall	05	DRYWALL 100																											
Interior Floo	11	CLAY TILE 100																											
Ceiling	01	FIN.SUSPD 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Fixtures	15	100																											
Frame	02	WOOD FRAME 100																											
Common Wall	28	100																											
Story Height	10	100																											
RMS	7	100																											
Stories	1.	1. 100																											
Units	0	100																											
Occupancy	00	OWNER OCC 100																											
Quality	04	Quality Level 04																											
DOR CODE	1600	COMMUNITY SHOPPING																											
MAP NUM		MKT AREA	10																										
NEIGHBORHOOD/LOC	10002.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,334	100	2,334	242,741																									
CAN	233	30	70	7,280																									
CAN	433	30	130	13,520																									
DCK	32	10	3	312																									
DCK	48	10	5	520																									
DCK	110	10	11	1,144																									
DCK	225	10	22	2,288																									
TOTALS	3,415		2,575	267,805																									
EXTRA FEATURES					80 AMELIA VILLAGE CIR, 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	0803	ASPHALT C	0	0	0	0	92,041.00	SF	2.00	2.00	100	2001	2001	3	50	92,041													
2	0812	CONCRETE C	0	0	0	0	16,851.00	SF	4.00	4.00	100	2001	2001	3	82	55,271													
3	0825	BRICK	0	0	0	0	2,590.00	SF	12.50	12.50	100	2001	2001	3	95	30,756													
4	0400	CONC CURB	0	0	0	0	260.00	LF	15.00	15.00	100	2001	2001	3	86	3,354													
6	0972	ST LGHT UN	0	0	0	0	33.00	UT	2,530.00	2,530.00	100	2001	2001	3	58	48,424													
7	0383	FREEZER	0	0	8	6	48.00	SF	105.00	105.00	100	2001	2001	3	50	2,520													
8	0381	COOLER	0	0	8	11	88.00	SF	82.50	82.50	100	2001	2001	3	50	3,630													
9	0446	BOX FNC 6'	0	0	0	0	177.00	LF	20.00	20.00	100	2001	2001	3	20	708													
10	0861	POOL GUNIT	0	0	0	0	322.00	SF	85.00	85.00	100	2001	2001	3	29	7,937													
11	1242	WD DECK A	0	0	0	0	961.00	SF	10.00	10.00	100	2001	2001	3	20	1,922													
LAND DESCRIPTION					TOTAL OB/XF 246,563																								
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	001600	C	SH CTR COM	0	0003	PUD	0.00	0.00	807,150.00	SF		1.00	1.00	1.00	7.50	7.50	6,053,625												
REVIEW DATE 11/18/2022 BY HS Total Acres: 0.00 Total Land Value: 6,053,625 Market: 0 Agricultural: 0 Common: 6,053,625 PRINTED 08/02/2023 BY SYS																													

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ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		DP		NORM		% COND		VALUATION SUMMARY																	
Exterior Wall		12		CEDAR 100		1101		04		666		97.6552		143.06		95,278		2001		2001		0		0		30		18.00		52.00		VALUATION BY					STANDARD												
Roof Structur		04		WOOD TRUSS 100		3		RETAILSTOR		- 0%		- 0				Heated Area: 600																Tax Group: 5					Tax Dist:												
Roof Cover		11		SLATE 100																												BUILDING MARKET VALUE					5,692,971												
Interior Wall		05		DRYWALL 100																												TOTAL MARKET OB/XF VALUE					758,290												
Interior Floo		03		CONC FINSH 100																												TOTAL LAND VALUE - MARKET					6,053,625												
Ceiling		01		FIN.SUSPD 100																												TOTAL MARKET VALUE					12,504,886												
Air Condition		03		CENTRAL 100																												SOH/AGL Deduction					2,627,156												
Heating Type		04		AIR DUCTED 100																												ASSESSED VALUE					9,877,730												
Fixtures				2 100																												TOTAL EXEMPTION VALUE					0												
Frame		02		WOOD FRAME 100																												BASE TAXABLE VALUE					9,877,730												
Common Wall				30 100																												TOTAL JUST VALUE					12,504,886												
Story Height				10 100																												NCON VALUE					326,777												
RMS		1.		2 100																												INCOME VALUE																	
Stories		1.		1. 100																												PREVIOUS YEAR MKT VALUE					10,226,050												
Units		00		0 100																																													
Occupancy		00		NONE 100																																													
Quality		04		Quality Level 04																																													
DOR CODE		1600		COMMUNITY SHOPPING																																													
MAP NUM				MKT AREA																																													
NEIGHBORHOOD/LOC		10002.00																																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																									
BAS		600		100		600		44,635																																									
CAN		200		30		60		4,464																																									
DCK		60		10		6		446																																									
TOTALS		860				666		49,545																																									
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																			
22 0920		CWALL-WD/M		0 0 0 0		258.00		LF 390.00		390.00		100		2001		2001		3		20						20,124																							
23 0450		PREFAB FNC		0 0 0 0		331.00		LF 8.00		8.00		100		2001		2001		3		20						530																							
24 0095		A.T.M.		0 0 0 0		1.00		UT 20,000.00		20,000.00		100		2001		2001		3		20						4,000																							
25 0830		FLAGSTONE		0 0 0 0		184.00		SF 12.00		12.00		100		2002		2002		3		83						1,833																							
26 0810		CONCRETE A		0 0 11 12		132.00		SF 6.50		6.50		100		2002		2002		3		83						712																							
27 0445		BOX FNC 5'		0 0 0 0		26.00		LF 8.10		8.10		100		2002		2002		3		21						44																							
28 0810		CONCRETE A		0 0 6 8		48.00		SF 6.50		6.50		100		2002		2002		3		83						259																							
29 0446		BOX FNC 6'		0 0 0 0		75.00		LF 20.00		20.00		100		2002		2002		3		21						315																							
30 0810		CONCRETE A		0 0 8 4		32.00		SF 6.50		6.50		100		2002		2002		3		83						173																							
31 1242		WD DECK A		0 0 0 0		95.00		SF 10.00		10.00		100		2002		2002		3		21						200																							
LAND DESCRIPTION										TOTAL OB/XF										28,190																													
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	

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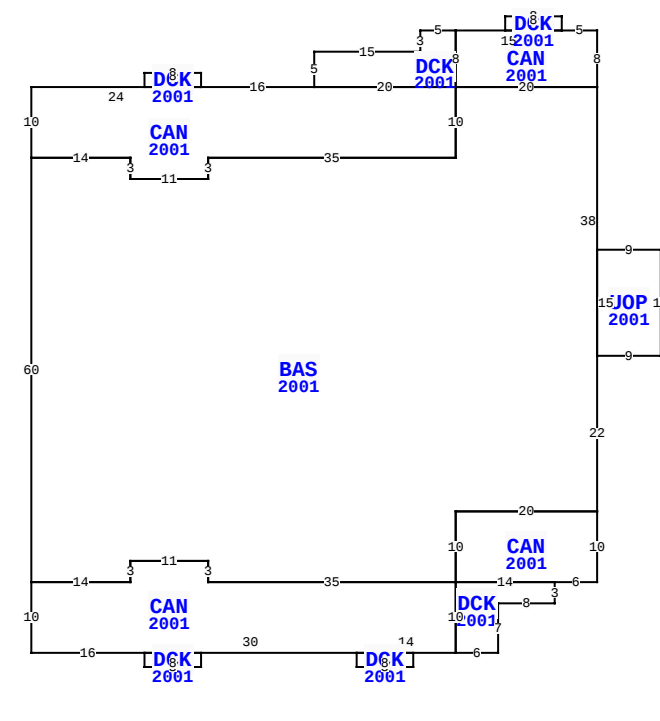
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ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND	VALUATION SUMMARY																										
Exterior Wall		12	CEDAR 100							1101	04	5,277	105.5241	154.59	815,771	2001	2001		0	30	18.00	52.00	VALUATION BY					STANDARD																					
Roof Structure		04	WOOD TRUSS 100							9 RETAILSTOR - 0% - 0										Heated Area: 4734										HX Base Yr																			
Roof Cover		11	SLATE 100																											Tax Group: 5										Tax Dist:									
Interior Wall		05	DRYWALL 100																											BUILDING MARKET VALUE										5,692,971									
Interior Floor		12	HARDWOOD 70																											TOTAL MARKET OB/XF VALUE										758,290									
Interior Floor		14	CARPET 30																											TOTAL LAND VALUE - MARKET										6,053,625									
Ceiling		01	FIN.SUSPD 100																											TOTAL MARKET VALUE										12,504,886									
Air Condition		03	CENTRAL 100																											SOH/AGL Deduction										2,627,156									
Heating Type		04	AIR DUCTED 100																											ASSESSED VALUE										9,877,730									
Fixtures		6	100																											TOTAL EXEMPTION VALUE										0									
Frame		02	WOOD FRAME 100																											BASE TAXABLE VALUE										9,877,730									
Story Height			10 100																											TOTAL JUST VALUE										12,504,886									
RMS			5 100																	NCON VALUE										326,777																			
Stories		1.	1. 100																	INCOME VALUE																													
Units			0 100																	PREVIOUS YEAR MKT VALUE										10,226,050																			
Occupancy		00	NONE 100																																														
Quality		04	Quality Level 04																																														
DOR CODE		1600	COMMUNITY SHOPPING																																														
MAP NUM			MKT AREA				10																																										
NEIGHBORHOOD/LOC		10002.00																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOTAL ADJ AREA	SUBAREA MARKET VALUE																																													
BAS	4,734	100	4,734	380,551																																													
CAN	160	30	48	3,858																																													
CAN	200	30	60	4,823																																													
CAN	633	30	190	15,273																																													
CAN	633	30	190	15,273																																													
DCK	16	10	2	161																																													
DCK	16	10	2	161																																													
DCK	16	10	2	161																																													
DCK	16	10	2	161																																													
DCK	84	10	8	643																																													
TOTALS		6,758		5,277	424,201																																												
EXTRA FEATURES										80 AMELIA VILLAGE CIR, FERNANDINA BEACH										BLD DATE 11/18/2022 XF DATE 07/01/2022 INC DATE										HS KK LGL DATE LAND DATE AG DATE 05/24/2021 KK																			
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																																	
84	0446	BOX FNC 6'	0	0	0	0	35.00	LF	20.00	20.00	100	2001	2001	3	20	140																																	
85	0855	CONC PAVER	0	0	20	5	100.00	SF	10.00	10.00	100	2001	2001	3	82	820																																	
87	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715																																	
88	0850	PEBBLE WLK	0	0	0	0	874.00	SF	3.50	3.50	100	1972	1972	3	24	734																																	
89	0810	CONCRETE A	0	0	6	9	54.00	SF	6.50	6.50	100	1972	1972	3	24	84																																	
90	0820	WOOD WALK	0	0	21	5	105.00	SF	11.75	11.75	100	1990	1990	3	40	494																																	
91	0820	WOOD WALK	0	0	51	4	204.00	SF	11.75	11.75	100	2001	2001	3	40	959																																	
92	1076	TRELLIS A	0	0	12	8	96.00	SF	7.50	7.50	100	2001	2001	3	29	209																																	
93	0300	BOAT DCK W	0	0	0	0	140.00	SF	40.00	40.00	100	2001	2001	3	30	1,680																																	
94	0855	CONC PAVER	0	0	0	0	174.00	SF	10.00	10.00	100	2001	2001	3	82	1,427																																	
LAND DESCRIPTION										TOTAL OB/XF										8,262																													
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																									

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