

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

01-6N-29-AICO-0004-0000

REVIEW DATE 04/06/2021 BY KK Total Acres: 16.51 Total Land Value: 19,649,963 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

OMNI AMELIA ISLAND LLC
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DALLAS, TX 75219

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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		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		17	CB STUCCO 100							1701	04	182,448	134.4493	190.92	34,832,972	1980	2013		0	0	5.00	95.00	VALUATION BY					DIRECT_CAP											
Roof Structur		10	STEEL FRME 100							5 OFFICE 1&2 - 0% - 0										Heated Area: 105213					HX Base Yr					Tax Group: 5					Tax Dist:				
Roof Cover		04	BUILT-UP 60																						BUILDING MARKET VALUE					78,599,852									
Roof Cover		07	CONC TILE 40																						TOTAL MARKET OB/XF VALUE					0									
Interior Wall		05	DRYWALL 100																						TOTAL LAND VALUE - MARKET					0									
Interior Floo		14	CARPET 70																						TOTAL MARKET VALUE					98,249,815									
Interior Floo		05	ASPH TILE 30																						SOH/AGL Deduction					28,567,852									
Ceiling		01	FIN.SUSPD 100																						ASSESSED VALUE					69,681,963									
Air Condition		05	CHILL WTR 100																						TOTAL EXEMPTION VALUE					0									
Heating Type		04	AIR DUCTED 100																						BASE TAXABLE VALUE					69,681,963									
Fixtures			125 100																						TOTAL JUST VALUE					98,249,815									
Frame		04	REIN CONC 100																						NCON VALUE					0									
Story Height			16 100																						INCOME VALUE					98,249,815									
RMS			18 100																						PREVIOUS YEAR MKT VALUE					69,424,671									
Stories		1.	1. 100																																				
Units			0 100																																				
BUD8 Adjustme		05	DIST 1A 100																																				
Occupancy		00	NONE 100																																				
Quality		05	Quality Level 05																																				
DOR CODE		3900		HOTELS AND MOTELS																																			
MAP NUM				MKT AREA																				10															
NEIGHBORHOOD/LOC		10002.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	15,816	100	15,816	2,868,611																																			
BAS	31,675	100	31,675	5,745,021																																			
BAS	32,202	100	32,202	5,840,606																																			
CAN	160	30	48	8,706																																			
CAN	4,712	30	1,414	256,463																																			
CLP	63	30	19	3,446																																			
CLP	2,447	30	734	133,128																																			
CLP	1,344	30	403	73,094																																			
FEP	1,209	80	967	175,389																																			
FGR	117,960	60	70,776	12,836,926																																			
TOTALS		244,695		182,448	33,091,323	** This building has 17 Sub-Areas										BLD DATE		04/06/2021		KK		LGL DATE				04/06/2021		KK											
EXTRA FEATURES		31 BEACH LAGOON RD, FERNANDINA BEACH										XF DATE		04/06/2021				LAND DATE																					
												INC DATE						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																								
68	0648	LIGHTS-AV	0	0	0	0	12.00	UT	140.00		140.00	100	2000	2000	3	20	336																						
69	0415	BEACHWALK	0	0	0	0	1,980.00	SF	5.75		5.75	100	1999	1999	3	20	2,277																						
70	0819	CONC 12"	0	0	106	6	636.00	SF	9.50		9.50	100	1999	1999	3	79	4,773																						
71	0812	CONCRETE C	0	0	0	0	1,872.00	SF	4.00		4.00	100	1999	1999	3	79	5,916																						
72	0803	ASPHALT C	0	0	0	0	10,267.00	SF	2.00		2.00	100	1980	1980	3	50	10,267																						
73	1076	TRELLIS A	0	0	16	7	112.00	SF	7.50		7.50	100	1999	1999	3	25	210																						
74	1123	CB 8"	0	0	0	0	614.00	SF	6.15		6.15	100	1999	1999	3	79	2,983																						
75	1126	CB/STC 8"	0	0	63	3	189.00	SF	8.00		8.00	100	2013	2013	3	95	1,436																						
76	0812	CONCRETE C	0	0	202	8	1,616.00	SF	4.00		4.00	100	2013	2013	3	95	6,141																						
77	0811	CONCRETE B	0	0	55	12	660.00	SF	5.20		5.20	100	2013	2013	3	95	3,260																						
LAND DESCRIPTION										TOTAL OB/XF										37,599																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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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NASSAU COUNTY PROPERTY							PAGE 4 of 10	5
VALUATION SUMMARY								
VALUATION BY						DIRECT_CAP		
Tax Group: 5						Tax Dist:		
BUILDING MARKET VALUE						78,599,852		
TOTAL MARKET OB/XF VALUE						0		
TOTAL LAND VALUE - MARKET						0		
TOTAL MARKET VALUE						98,249,815		
SOH/AGL Deduction						28,567,852		
ASSESSED VALUE						69,681,963		
TOTAL EXEMPTION VALUE						0		
BASE TAXABLE VALUE						69,681,963		
TOTAL JUST VALUE						98,249,815		
NCON VALUE						0		
INCOME VALUE						98,249,815		
PREVIOUS YEAR MKT VALUE						69,424,671		
PERMIT NUM			DESCRIPTION			AMT		ISSUED
E1225577			REMODEL			49,671		11/01/2012
M1217750			H/AC			0		11/01/2012
M1217751			H/AC			0		11/01/2012
C1225612			CO ISSUED			0		10/04/2012
B1226046			BLDG J 3600 SF AD			590,220		07/01/2012
E1225118			TOWER D ELECTRICAL			639,280		06/01/2012
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
1700/1211		9/17/2010		WD	U	I	11	100
GRANTOR: AMELIA ISLAND COMPANY								
GRANTEE: OMNI AMELIA ISLAND								
0845/0850		8/11/1997		SW	U	V	02	70,000
GRANTOR: AMELIA ISLAND PLANTAT								
GRANTEE: AMELIA ISLAND COMPA								
BUILDING NOTES								
BUILDING DIMENSIONS								
KTG=[YR=2013] L7 U1 UST=[YR=2013] L13 U3 UST=[YR=2013] L2 U1 W20 S13 CAN=[YR=2013] S7 E3 N7 W3\$ E16 N9 E6 N3\$ S3 E13\$ W19 S9 W13 S7 W5 S28 CAN=[YR=2013] S7 E3 N7 W3\$ E3 S7 W3 S10 RSG=[YR=2013] S5 BRG=[YR=2013] W12 S29 E12 N29\$ S29 E42 N29 E2 N13 W23 S2 W12 S6 W9\$ E9 N6 E12 N2 E23 N52\$.								
ND LUE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR CONSRV
Common: 0				PRINTED 08/02/2023 BY SYS				

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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		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		17	CB STUCCO 100		3903	07	140,997	114.4588	259.25	36,553,472	2013	2013	0	0	0	4.50	95.50	VALUATION BY					DIRECT_CAP											
Roof Structure		10	STEEL FRME 100		10 FULL HOTEL - 0% - 0										Heated Area: 113081					HX Base Yr					Tax Group: 5					Tax Dist:				
Roof Cover		07	CONC TILE 100																						78,599,852									
Interior Wall		05	DRYWALL 100																						0									
Interior Floor		14	CARPET 80																						0									
Interior Floor		05	ASPH TILE 20																						98,249,815									
Ceiling		02	F.NOT SUS 100																						28,567,852									
Air Condition		05	CHILL WTR 100																						69,681,963									
Heating Type		04	AIR DUCTED 100																						0									
Fixtures		562	100																						69,681,963									
Frame		04	REIN CONC 100																						98,249,815									
Story Height			9 100																						0									
RMS			155 100																						98,249,815									
Units			0 100																						0									
Occupancy		00	NONE 100																						98,249,815									
Quality		04	Quality Level 04																						69,424,671									
DOR CODE		3900	HOTELS AND MOTELS																															
MAP NUM			MKT AREA																						10									
NEIGHBORHOOD/LOC		10002	00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	108,846	100	108,846	26,948,501																														
CAN	17,032	30	5,110	1,265,153																														
FCP	1,369	20	274	67,838																														
FEP	3,668	70	2,568	635,795																														
FGR	20,232	40	8,093	2,003,695																														
FOP	50,867	20	10,173	2,518,669																														
FST	3,821	50	1,910	472,885																														
SPA	4,235	95	4,023	996,030																														
TOTALS		210,070		140,997	34,908,566																													
EXTRA FEATURES					31 BEACH LAGOON RD, FERNANDINA BEACH										BLD DATE		04/06/2021		KK		LGL DATE		04/06/2021		KK									
															XF DATE		04/06/2021		KK		LAND DATE													
															INC DATE						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																	
08	4950	BOLLARD	0	0	0	0	3.00	UT	100.00	100.00	100	2013	2013	3	100	300																		
09	0812	CONCRETE C	0	0	0	0	15,687.00	SF	4.00	4.00	100	2013	2013	3	95	59,611																		
10	0835	QUARY TILE	0	0	16	13	208.00	SF	10.00	10.00	100	2013	2013	3	95	1,976																		
11	1075	TRELLIS G	0	0	0	0	2,431.00	SF	35.00	35.00	100	2013	2013	3	75	63,814																		
12	0415	BEACHWALK	0	0	0	0	760.00	SF	5.75	5.75	100	2013	2013	3	65	2,841																		
13	0400	CONC CURB	0	0	0	0	299.00	LF	15.00	15.00	100	2013	2013	3	96	4,306																		
14	1126	CB/STC 8"	0	0	0	0	9,524.00	SF	8.00	8.00	100	2013	2013	3	95	72,382																		
15	1132	REINFR 12	0	0	0	0	1,057.00	SF	7.40	7.40	100	2013	2013	3	98	7,665																		
16	0462	ST/AL FNC	0	0	0	0	112.00	SF	10.00	10.00	100	2013	2013	3	75	840																		
17	0462	ST/AL FNC	0	0	0	0	2,585.00	SF	10.00	10.00	100	2013	2013	3	75	19,388																		
LAND DESCRIPTION										TOTAL OB/XF										233,123														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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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