

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

01-6N-29-AICO-0005-0000

[illegible]

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BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

29

NONE 100

Roof Structure

04

WOOD TRUSS 100

Roof Cover

12

MODULAR MT 100

Interior Wall

07

NONE 100

Interior Floor

03

CONC FINSH 100

Ceiling

04

NONE 100

Air Condition

01

NONE 100

Heating Type

01

NONE 100

Fixtures

0

100

Frame

02

WOOD FRAME 100

Story Height

12

100

RMS

0

100

Stories

1.

1. 100

Units

0

100

Occupancy

00

NONE 100

Quality

05

Quality Level 05

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

1,995

100

1,995

5,127

TOTALS

1,995

1,995

5,127

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

44

0940

SHEDS/PORT

0

0

18

12

216.00

SF

30.00

30.00

100

2022

2022

3

100

6,480

LAND DESCRIPTION

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

REVIEW DATE

09/14/2022

BY

HS

Total Acres:

20.15

Total Land Value:

2,015,000

Market:

0

Agricultural:

0

Common:

2,015,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PNTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCTEFF. NORM% COND

8600

04

1,995

21.4200

5.14

10,254

1986

1986

0

0

50.00

50.00

5 BARNs - 0%

- 0

Heated Area:

1995

HX Base Yr

35

57

35

57

BAS

1993

NASSAU COUNTY PROPERTY

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5

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 5Tax Dist:

BUILDING MARKET VALUE3,788,202

TOTAL MARKET OB/XF VALUE654,874

TOTAL LAND VALUE - MARKET2,015,000

TOTAL MARKET VALUE6,458,076

SOH/AGL Deduction1,405,109

ASSESSED VALUE5,052,967

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE5,052,967

TOTAL JUST VALUE6,458,076

NCON VALUE6,480

INCOME VALUE

PREVIOUS YEAR MKT VALUE5,129,557

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

1700/1211

9/17/2010

WD

U

I

11

100

GRANTOR: AMELIA ISLAND COMPANY

GRANTEE: OMNI AMELIA ISLAND

0129/0227

8/10/1972

WD

U

V

16

12,000

GRANTOR: MITCHELL FRANZ & MART

GRANTEE: AMELIA ISLAND COMPA

BUILDING NOTES

BAS=[YR=1993] W57 S35 E57 N35\$.

BUILDING DIMENSIONS

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