

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

20-2N-28-0000-0001-0020

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur

1604WD FR STUC 100WOOD TRUSS 100

Roof Cover Interior Wall Interior Floor Ceiling Air Condition Heating Type Fixtures Frame Story Height RMS Stories Units Occupancy

030103040101021.0000OWNER OCC 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

033800GOLF COURSES033039.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREA SUBAREA MARKET VALUE

BAS2521002523,898

TOTALS2522523,898

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

12503GOLF CRS 300005.00UT80,000.0080,000.0010019991999380320,000

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTUNITYPED TDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1003800CGOLF CRS0PUD0.000.0044.16AC1.001.001.004,000.004,000.00176,640

REVIEW DATE06/16/2021BYKKXTotal Acres: 44.16Total Land Value: 176,640Market: 0Agricultural: 0Common: 176,640PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

48980425248.195016.634,19119981998007.0093.00

3 PREFAB UTL - 0% - 2023Heated Area: 252HX Base Yr

BAS1998

NASSAU COUNTY PROPERTY

PAGE 1 of 28

VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 8Tax Dist:

BUILDING MARKET VALUE8,411TOTAL MARKET OB/XF VALUE320,000TOTAL LAND VALUE - MARKET176,640TOTAL MARKET VALUE505,051SOH/AGL Deduction0ASSESSED VALUE505,051TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE505,051TOTAL JUST VALUE505,051NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE502,614

SALES DATA

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

2527/17521/05/2022WDUUII11100GRANTOR: OMNI AMELIA ISLAND LLGRANTEE: OAI GOLF LLC1700/12119/17/2010WDUUII11100GRANTOR: AMELIA ISLAND COMPANYGRANTEE: OMNI AMELIA ISLAND

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W18 S14 E18 N14 \$.

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

20-2N-28-0000-0001-0020

[illegible]