

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

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 4 of 6																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	12	CEDAR 70								2703	04	3,731	45.0213	21.84	81,485	1973	1973		0	0	50.00	50.00	VALUATION BY																
Exterior Wall	29	NONE 30								4 GARAGE - 0% - 0										Heated Area: 3731										HX Base Yr									
Roof Structure	04	WOOD TRUSS 100								-41- -41- 91 91 BAS 1993										BUILDING MARKET VALUE										561,984									
Roof Cover	03	COMP SHNGL 100																		TOTAL MARKET OB/XF VALUE										1,168,704									
Interior Wall	01	MINIMUM 100																		TOTAL LAND VALUE - MARKET										518,440									
Interior Floor	03	CONC FINSH 100																		TOTAL MARKET VALUE										2,249,128									
Ceiling	04	NONE 100																		SOH/AGL Deduction										0									
Air Condition	01	NONE 100																		ASSESSED VALUE										2,249,128									
Heating Type	01	NONE 100																		TOTAL EXEMPTION VALUE										0									
Fixtures	3	100																		BASE TAXABLE VALUE										2,249,128									
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE										2,249,128									
Story Height		9 100																		NCON VALUE										0									
RMS		3 100								INCOME VALUE																													
Stories	1.	1. 100								PREVIOUS YEAR MKT VALUE										2,243,297																			
Units		0 100																																					
Occupancy	00	NONE 100																																					
Quality		03	Quality Level 03																																				
DOR CODE		3800	GOLF COURSES																																				
MAP NUM			MKT AREA				10																																
NEIGHBORHOOD/LOC		10002.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	3,731	100	3,731	40,743																																			
TOTALS		3,731		3,731	40,742																																		
EXTRA FEATURES										201 SEA MARSH RD, FERNANDINA BEACH										BLD DATE		03/09/2021		KK		LGL DATE													
																				XF DATE		03/09/2021		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																						
32	1242	WD DECK A	0	0	0	0	3,938.00	SF	10.00	10.00	100	2012	2012	3	60	23,628																							
33	0811	CONCRETE B	0	0	0	0	690.00	SF	5.20	5.20	100	2012	2012	3	94	3,373																							
34	1242	WD DECK A	0	0	39	5	195.00	SF	10.00	10.00	100	2012	2012	3	60	1,170																							
35	0810	CONCRETE A	0	0	0	0	383.00	SF	6.50	6.50	100	2012	2012	3	94	2,340																							
36	0819	CONC 12"	0	0	7	2	14.00	SF	9.50	9.50	100	2012	2012	3	94	125																							
37	0810	CONCRETE A	0	0	5	6	30.00	SF	6.50	6.50	100	2012	2012	3	94	183																							
38	0810	CONCRETE A	0	0	0	0	220.00	SF	6.50	6.50	100	2012	2012	3	94	1,344																							
39	1126	CB/STC 8"	0	0	0	0	108.00	SF	8.00	8.00	100	2012	2012	3	94	812																							
40	1123	CB 8"	0	0	3	3	9.00	SF	6.15	6.15	100	2012	2012	3	94	52																							
41	1121	CB 4"	0	0	0	0	18.00	SF	5.00	5.00	100	2012	2012	3	94	85																							
LAND DESCRIPTION										TOTAL OB/XF										33,112																			
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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