

BLK 1 LOTS 6,7 & N 200FT OF
E 65FT OF LOT 8 IN
OR 767/460 & OR 919/807

AMELIA ISLAND HOTEL ASSOCIATES LIMITED PARTNERSHIP
1 SURREY COURT
COLUMBIA, SC 29212

2024

00-00-30-0600-0001-0060



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 CB STUCCO 100
Roof Structur	12 REINFO/CON 100
Roof Cover	04 BUILT-UP 100
Interior Wall	05 DRYWALL 80
Interior Wall	08 DECORATIVE 20
Interior Floo	14 CARPET 90
Interior Floo	11 CLAY TILE 10
Ceiling	02 F.NOT SUS 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	225 100
Frame	04 REIN CONC 100
Story Height	9 100
RMS	102 100
Units	80 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100
Quality	04 Quality Level 04
DOR CODE	3900 HOTELS AND MOTELS
MAP NUM	MKT AREA
NEIGHBORHOOD/LOC	1060.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	12,256	100	12,256	1,467,020
BAS	80	100	80	9,576
BAS	90	100	90	10,773
BAS	160	100	160	19,152
BAS	160	100	160	19,152
BAS	1,064	100	1,064	127,359
CAN	1,330	30	399	47,760
FUS	13,320	100	13,320	1,594,378
FUS	13,320	100	13,320	1,594,378
FUS	80	100	80	9,576
TOTALS	42,580		41,649	4,985,307

** This building has 15 Sub-Areas

2549 SADLER RD, FERNANDINA BEACH

BLD DATE	11/06/2018
XF DATE	11/06/2018
INC DATE	04/24/2024

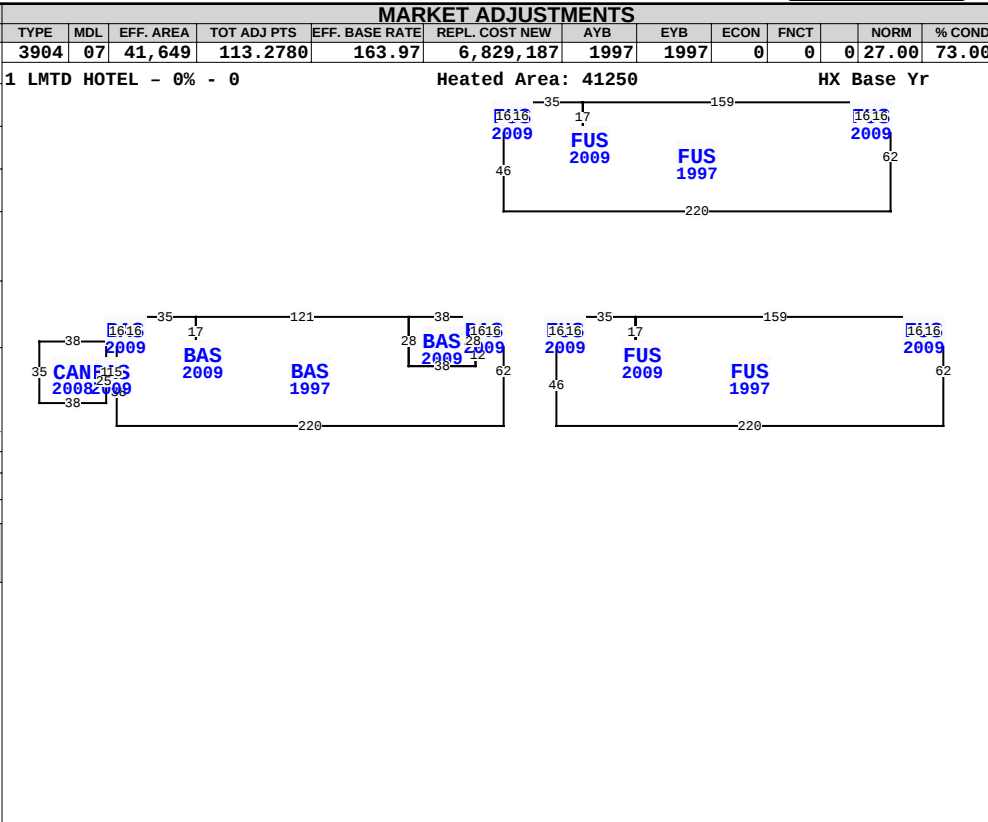
KK	LGL DATE
KK	LAND DATE
REA	AG DATE

11/06/2018 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
1	0966	FIRE SPRNK	0	0	0	0	41,250.00	SF	3.00	3.00	100	1997	1997	3	73	90,338	
2	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	1997	1997	3	100	10,000	
3	0812	CONCRETE C	0	0	0	0	3,629.00	SF	4.00	4.00	100	1997	1997	3	73	10,597	
4	0400	CONC CURB	0	0	0	0	1,726.00	LF	15.00	15.00	100	1997	1997	3	80	20,712	
5	0803	ASPHALT C	0	0	0	0	33,803.00	SF	2.00	2.00	100	1997	1997	3	50	33,803	
6	0402	CONC BUMPE	0	0	0	0	27.00	UT	25.00	25.00	100	1997	1997	3	80	540	
7	0972	ST LGHT UN	0	0	0	0	11.00	UT	2,530.00	2,530.00	100	1997	1997	3	42	11,689	
8	0975	ST LT/ARM	0	0	0	0	5.00	UT	500.00	500.00	100	1997	1997	3	42	1,050	
9	0861	POOL GUNIT	0	0	0	0	655.00	SF	85.00	85.00	100	1997	1997	3	20	11,135	
10	0819	CONC 12"	0	0	0	0	1,705.00	SF	9.50	9.50	100	1997	1997	3	73	11,824	

LAND DESCRIPTION	
L N	USE CODE
1	003910

TOTAL OB/XF										201,688													
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					
C-1	200.00	400.00	21,000.00	SF		1.00	1.00	1.00	25.00	25.00	525,000												



NASSAU COUNTY PROPERTY	
PAGE 1 of 3	
VALUATION SUMMARY	
VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	7,733,570
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	9,098,318
SOH/AGL Deduction	2,838,364
ASSESSED VALUE	6,259,954
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,259,954
TOTAL JUST VALUE	9,098,318
NCON VALUE	0
INCOME VALUE	9,098,318
PREVIOUS YEAR MKT VALUE	10,353,736

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180509	REPAIR/RRF	194,400	02/13/2018
20173885	INTERIOR REMODEL	180,000	12/08/2017
20173886	EXTERIOR REMODEL	210,000	12/08/2017
20160571	INSTALL SIGN	3,000	03/02/2016
20130143	H/AC	2,000	01/18/2013
20122282	ELEC OTHER	450	11/07/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0919/0807	2/08/2000	WD	Q	V		65,000
GRANTOR: BENNETT JULIA NEWTON						
GRANTEE: AMELIA ISLAND HOTEL						
0767/0460	8/01/1996	TD	Q	V		304,000
GRANTOR: PERPALL LEON A III TR						
GRANTEE: AMELIA ISLAND HOTEL						

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1997] W6 BAS=[YR=2009] W10 BAS=[YR=2009] W38 S28 E38 N28 \$ S16 E10 N16 \$ S16 W10 S12 W38 N28 W121 S17 BAS=[YR=2009] S10 E8 N10 W8 \$ N17 W35 BAS=[YR=2009] W10 S16 E10 N16 \$ S16 W8 S8 BAS=[YR=2009] W6 CAN=[YR=2008] N10 W38 S35 E38 N25 \$ S15 E6 N15 \$ S38 E220 N62 \$ PTR= E30 FUS=[YR=2009] E10 FUS=[YR=1997] E35 S17 FUS=[YR=2009] S10 E8 N10 W8 \$ N17 E159 FUS=[YR=2009] E10 S16 W10 N16 \$ S16 E10 N16 E6 S62 W220 N46 E10N16 \$ S16 W10N16 \$ W30 \$ PTR=N60 FUS=[YR=1997] N46 FUS=[YR=2009] N16 E10 S16 W10 \$ E10 N16 E35 S17 FUS=[YR=2009] S10 E8 N10 W8 \$ N17 E159 FUS=[YR=2009] E10 S16 W10 N16 \$ S16 E10 N16 E6 S62 W220 \$ S60 \$.	

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