BLOCK 1 LOTS 10 (EX E30'), 11, 12 & 13
CONSERV ESMT PT OR 1632/905

MJ AMELIA OWNER LLC/
C/O MEYER JABARA HOTELS, ATTN WILLIAM A MEYER
WEST PALM BEACH, FL 33406

2024

00-00-30-0600-0001-0100

BUILDING CHARACTERISTICS

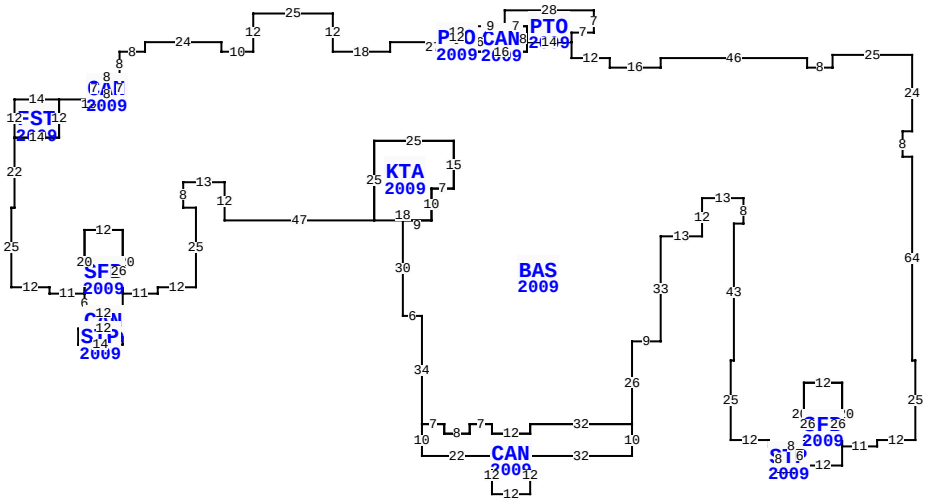
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Ceiling	02	F.NOT SUS 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		572 100
Frame	04	REIN CONC 100
Story Height		9 100
RMS		133 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	3900	HOTELS AND MOTELS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	23,367	100	23,367	3,439,716
CAN	56	30	17	2,503
CAN	60	30	18	2,650
CAN	128	30	38	5,594
CAN	744	30	223	32,827
FST	168	50	84	12,365
FUS	19,061	100	19,061	2,805,855
FUS	19,061	100	19,061	2,805,855
FUS	19,061	100	19,061	2,805,855
FUS	19,061	100	19,061	2,805,855
TOTALS	104,158		102,587	15,101,217

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3904	07	102,587	112.9958	163.56	16,779,130	2009	2009	0	0	0	10.00	90.00

1 LMTD HOTEL – 0% - 0 Heated Area: 102126 HX Base Yr



** This building has 21 Sub-Areas

2301 SADLER RD, FERNANDINA BEACH

BLD DATE	11/06/2018	KK	LGL DATE	
XF DATE	11/06/2018	KK	LAND DATE	11/06/2018 KK
INC DATE	04/24/2024	REA	AG DATE	

EXTRA FEATURES

LN	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	0803	ASPHALT C	0	0	0	0	46,116.00	SF	2.00	2.00	100	2009	2009	3	64	59,028	
2	0812	CONCRETE C	0	0	0	0	4,541.00	SF	4.00	4.00	100	2009	2009	3	90	16,348	
3	0400	CONC CURB	0	0	0	0	2,459.00	LF	15.00	15.00	100	2009	2009	3	93	34,303	
4	0855	CONC PAVER	0	0	0	0	6,727.00	SF	10.00	10.00	100	2009	2009	3	90	60,543	
5	0861	POOL GUNIT	0	0	54	20	1,080.00	SF	255.00	255.00	100	2009	2009	3	56	154,224	
6	1076	TRELLIS A	0	0	70	9	630.00	SF	7.50	7.50	100	2009	2009	3	56	2,646	
7	0811	CONCRETE B	0	0	42	12	504.00	SF	5.20	5.20	100	2009	2009	3	90	2,359	
8	0425	CL FNC 8'	0	0	0	0	36.00	LF	10.65	10.65	100	2009	2009	3	76	291	
9	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2009	2009	3	76	456	
10	0972	ST LGHT UN	0	0	0	0	17.00	UT	2,530.00	2,530.00	100	2009	2009	3	76	32,688	

LAND DESCRIPTION

TOTAL OB/XF 362,886

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	003910	C	HOTEL	0	0003	C-1	40.00	400.00	153,888.00	SF		1.00	1.00	1.00	20.00	20.00	2,101,218							

NASSAU COUNTY PROPERTY

PAGE 1 of 3 2

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	14,981,034
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	16,645,593
SOH/AGL Deduction	0
ASSESSED VALUE	16,645,593
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	16,645,593
TOTAL JUST VALUE	16,645,593
NCON VALUE	0
INCOME VALUE	16,645,593
PREVIOUS YEAR MKT VALUE	18,090,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173283	REMODEL-TUBS TO S	350,000	10/26/2017
20172487	H/AC	60,000	08/11/2017
20151009	REPLASTER SPA	3,100	05/11/2015
20122076	GAS	200	10/08/2012
20121403	INSTALL WATER HEA	1,200	07/16/2012
20120837	INSTALL METER	1,020	05/14/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2333/1462	1/21/2020	SW	Q	I	01	15,000,000
GRANTOR: AMELIA ISLAND HOTEL G						
GRANTEE: MJ AMELIA OWNER LLC						
1771/0645	12/30/2011	WD	U	I	16	425,900
GRANTOR: POLIDORI HOLDINGS CON						
GRANTEE: AMELIA ISLAND HOTEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W1 N64 W3 N8 E3 N24 W25 S4 W8 N3 W46 S3 W16 N3 W12 N5 PTO=[YR=2009] N3 E7 N7 W28 S5 CAN=[YR=2009] W9 S2 PTO=[YR=2009] W12 S3 E12 N3$ S6 E16 N8 W7$ E7 S5 E14$ W14 S3 W16 N3 W27 S3 W18 N12 W25 S12 W10 N3 W24 S3 W8 S8 CAN=[YR=2009] W8 S7 E8 N7$ S7 W19 FST=[YR=2009] W14 S12 E14 N12$ S12 W14 S22 W1 S25 E12 S2 E11 SFB=[YR=2009] S6 CAN=[YR=2009] S5 STP=[YR=2009] W2 S5 E14 N5 W12$ E12 N5 W12$ E12 N26 W12 S20$ N20 E12 S20 E11 N2 E12 N25 W4 N8 E13 S12 E47 KTA=[YR=2009] E18 N10 E7 N15 W25 S25$ N25 E25 S15 W7 S10 W9 S30 E6 S34 CAN=[YR=2009] S10 E22 S12 E12 N12 E32 N10 W32 S3 W12 N3 W7 S3 W8 N3 W7$ E7 S3 E8 N3 E7 S3 E12 N3 E32 N26 E9 N33 E13 N12 E13 S8 W3 S43 W1 S25 E12 S2 E3 STP=[YR=2009] S8

REVIEW DATE 07/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 1,664,559 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

BLOCK 1 LOTS 10 (EX E30'), 11, 12 & 13
CONSERV ESMT PT OR 1632/905

MJ AMELIA OWNER LLC/
C/O MEYER JABARA HOTELS, ATTN WILLIAM A MEYER
WEST PALM BEACH, FL 33406

2024

00-00-30-0600-0001-0100

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	3900	HOTELS AND MOTELS	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE	11/06/2018	KK	LGL DATE		
XF DATE	11/06/2018	KK	LAND DATE	11/06/2018	KK
INC DATE	04/24/2024	REA	AG DATE		

NASSAU COUNTY PROPERTY

PAGE 2 of 3 2

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	14,981,034
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	16,645,593
SOH/AGL Deduction	0
ASSESSED VALUE	16,645,593
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	16,645,593
TOTAL JUST VALUE	16,645,593
NCON VALUE	0
INCOME VALUE	16,645,593
PREVIOUS YEAR MKT VALUE	18,090,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091501	XFOB	114,935	11/03/2009
20091040	OTHER	3,900	08/05/2009
20090989	OTHER	9,500	07/27/2009
20090891	H/AC	1,500	07/09/2009
20090739	GAS	500	06/12/2009
20090636	GAS	5,000	05/22/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2333/1462	1/21/2020	SW	Q	I	01	15,000,000
GRANTOR: AMELIA ISLAND HOTEL G						
GRANTEE: MJ AMELIA OWNER LLC						
1771/0645	12/30/2011	WD	U	I	16	425,900
GRANTOR: POLIDORI HOLDINGS CON						
GRANTEE: AMELIA ISLAND HOTEL						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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
11	0444	BOX FNC 4'	0	0	0	0	22.00	LF	6.50	6.50	100	2009	2009	3	40	57	
12	0505	FLAGPOLE A	0	0	0	0	25.00	LF	50.00	50.00	100	2009	2009	3	40	500	
13	0810	CONCRETE A	0	0	12	6	72.00	SF	6.50	6.50	100	2009	2009	3	90	421	
14	0878	SPA	0	0	0	0	1.00	UT	9,000.00	9,000.00	100	2009	2009	3	40	3,600	
15	0920	CWALL-WD/M	0	0	0	0	264.00	LF	390.00	390.00	100	2009	2009	3	40	41,184	
16	0462	ST/AL FNC	0	0	0	0	1,160.00	SF	10.00	10.00	100	2009	2009	3	56	6,496	
17	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2009	2009	3	76	684	
18	0649	LIGHTS-GD	0	0	0	0	9.00	SF	450.00	450.00	100	2009	2009	3	40	1,620	
19	0649	LIGHTS-GD	0	0	0	0	13.00	SF	225.00	225.00	100	2009	2009	3	40	1,170	
20	0648	LIGHTS-AV	0	0	0	0	18.00	UT	140.00	140.00	100	2009	2009	3	40	1,008	

TOTAL OB/XF 56,740

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 1,664,559 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

BLOCK 1 LOTS 10 (EX E30'), 11, 12 & 13
CONSERV ESMT PT OR 1632/905

MJ AMELIA OWNER LLC/
C/O MEYER JABARA HOTELS, ATTN WILLIAM A MEYER
WEST PALM BEACH, FL 33406

2024

00-00-30-0600-0001-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	3900	HOTELS AND MOTELS	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	14,981,034
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	16,645,593
SOH/AGL Deduction	0
ASSESSED VALUE	16,645,593
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	16,645,593
TOTAL JUST VALUE	16,645,593
NCON VALUE	0
INCOME VALUE	16,645,593
PREVIOUS YEAR MKT VALUE	18,090,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090596	SIGN	1,900	05/14/2009
20090598	SIGN	1,200	05/14/2009
20090599	ELEC OTHER	250	05/14/2009
20090353	SWIM POOL	134,900	03/18/2009
20090354	OTHER	10,000	03/18/2009
20090355	ELEC OTHER	4,000	03/18/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2333/1462	1/21/2020	SW	Q	I	01	15,000,000
GRANTOR: AMELIA ISLAND HOTEL G						
GRANTEE: MJ AMELIA OWNER LLC						
1771/0645	12/30/2011	WD	U	I	16	425,900
GRANTOR: POLIDORI HOLDINGS CON						
GRANTEE: AMELIA ISLAND HOTEL						

BLD DATE	11/06/2018	KK	LGL DATE		
XF DATE	11/06/2018	KK	LAND DATE	11/06/2018	KK
INC DATE	04/24/2024	REA	AG DATE		

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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
21	0410	ELEVATOR	0	0	0	0	2.00	UT	90,000.00	90,000.00	100	2009	2009	3	100	180,000	
22	1127	BRICK 8"	0	0	0	0	960.00	SF	11.00	11.00	100	2009	2009	3	97	10,243	
23	0402	CONC BUMPE	0	0	0	0	3.00	UT	25.00	25.00	100	2009	2009	3	93	70	
24	0964	HALON SYST	0	0	4	4	16.00	SF	50.00	50.00	100	2009	2009	3	90	720	
25	0090	AUTO DOOR	0	0	0	0	2.00	UT	2,500.00	2,500.00	100	2009	2009	3	40	2,000	
26	0966	FIRE SPRNK	0	0	0	0	102,782.00	SF	3.00	3.00	100	2009	2009	3	90	277,511	
27	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	93	1,860	

LAND DESCRIPTION

TOTAL OB/XF 472,404

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 1,664,559 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS